

# Villa

## Peljesac, Southern Dalmatia



<b>Ref</b>	RE-LB10734
<b>Type</b>	Villa
<b>Region</b>	Southern Dalmatia › Peljesac
<b>Location</b>	Peljesac
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	5 m
<b>Floorspace</b>	900 sqm
<b>Plot size</b>	12500 sqm

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**Price**

Price upon request

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Rare building first line to the sea on Peljesac on 12 500 sq.m. of land!  
Exceptional opportunity both for private and business purposes.

The property has two buildings - main one and new one (which is under construction).

Main house of 900 sq.m. was used as a mini-hotel of 5 apartments with a restaurant until now. It was built in 1975 and fully renovated in 2014.

Composition of the house is the following:

- Ground floor: 100 m2 apartment
- First floor: one 100m2 apartment and 3 apartments of app 70m2 each

Property has fully equipped and well-established restaurant on the ground floor with a lovely outdoor terrace for 50 seats.

The house has a garage with 2 parking places and an outdoor private parking with 5 parking places.

Next to the house there are 50 olive trees which add to a wonderful Mediterranean ambience.

Land area is really large with 12500 m2 (1,2 ha), of which 5000 m2 is building land.

In front of the house there is a ship dock.

Besides the main two-storey house, there is also another house which is currently under construction and is located just a few meters away from the existing house.

This house will consist of 5 apartments: 2 apartments of cca 55m2 each, 2 apartments of cca 75m2 each and a largest one on top floor – an apartment of cca 150m2.

### ADDITIONAL DETAILS:

- Electric heaters and radiators
- Air conditioning
- City water supply
- BBQ zone
- Certificat of ownership
- Building permit
- Usage permit

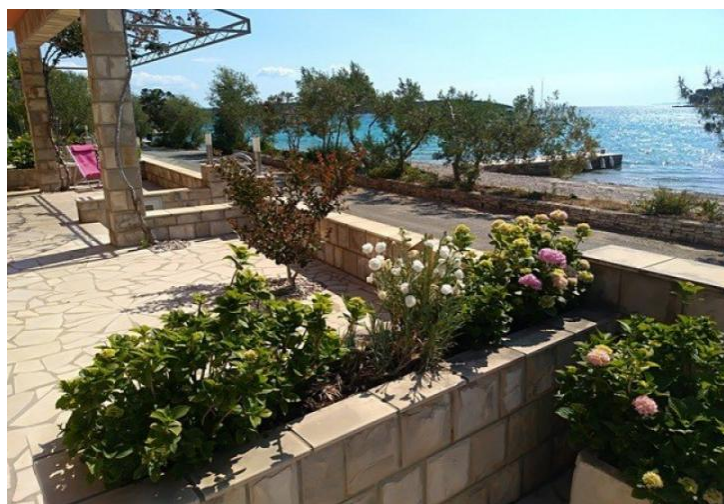
NOTE: Price for the buildings and 4000 sq.m. of agro land is 1,4 mio euro. Other land is for extra price.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.



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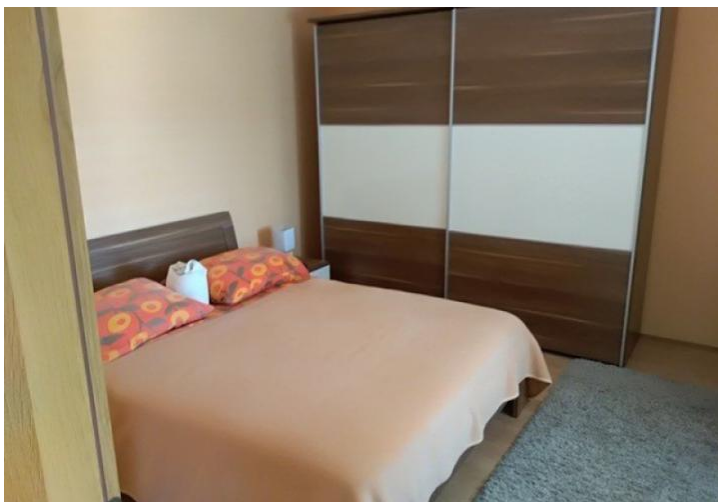
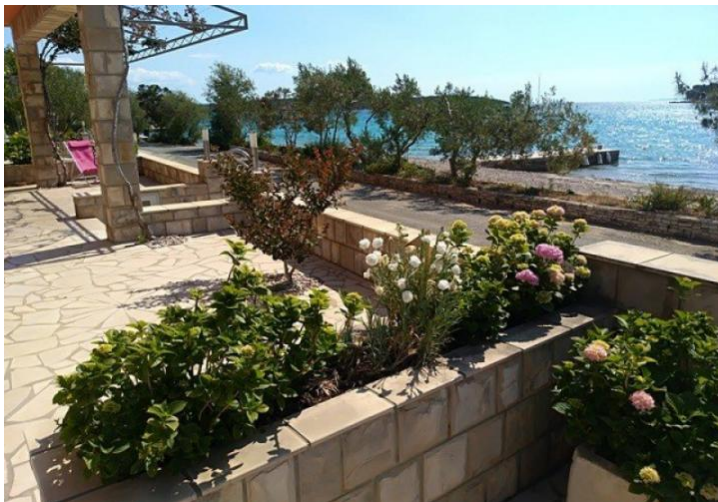


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