

# Villa

## Hvar, Dalmatia



<b>Ref</b>	RE-AB-P-Hvar
<b>Type</b>	Villa
<b>Region</b>	Dalmatia › Island Hvar
<b>Location</b>	Hvar
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	5 m
<b>Floorspace</b>	350 sqm
<b>Plot size</b>	1500 sqm
<b>Price</b>	€ 2 750 000

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Fantastic waterfront villas complex on Hvar island is now under development!  
Eight luxury villas of 350 sq.m. will be built here, each on 1500 sq.m. of land. are offered for sale.

Total surface of terrain of the complex is 12 000 sq.m.  
All central connections to utilities (water, electricity), road.  
Just 100 meters from the centre of the charming Dalmatian town.  
Mooring is possible in front of the land.  
Perfect location within pine woods.

Now the first three villas are projected. Building permit is being received. Construction will start in January 2025.

In front of villas, it is possible to rent approx. 15 berths for yachts.

Each villa has approx. 300m<sup>2</sup> of closed space, plus 50-100m<sup>2</sup> of terrace on the second floor, 400m<sup>2</sup> of garden with swimming pool and 1000m<sup>2</sup> of green belt in its ownership (land plot dimensions are 20X70).  
The price is €2.75 million.

There is a possibility to buy just land with project and building permit for 1 mio euro.  
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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Price per m<sup>2</sup>:  
7857 €

Average price/m<sup>2</sup> of this type  
in this region:  
10497 €

Median price/m<sup>2</sup> of this type  
in this region:  
8361 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
7957 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
6667 €



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