

# Villa

## Nin, Dalmatia



<b>Ref</b>	RE-LB10906
<b>Type</b>	Villa
<b>Region</b>	Dalmatia > Zadar
<b>Location</b>	Nin
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	300 m
<b>Floorspace</b>	400 sqm
<b>Plot size</b>	500 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 895 000

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Modern villa under construction in Nin area just 200 meters from the sea!  
Total floorspace is cca. 400 sq.m. The project can still be changed by the Buyer and adapted to his needs.

Villa offers three levels.

Lower level: spacious salon with open-plan kitchen, bathroom, terrace with swimming pool and sunbathing deck as well as outdoor dining area.

Upper level: hall, three bedrooms with bathrooms en-suite, terraces.

There is a covered parking projected.

Nin is very old town over Adriatic which probably recalls the traces of the Argonauts. It is now well known for its medicinal mud which reliably cures many illnesses. There is a saltworks producing salt before your very eyes and whose tradition is a thousand years old. Touching the big toe on the statue of Grgur Ninski – tradition has it-brings good luck. Indeed, one foreign portal has included it among the ten most attractive world symbols of luck. It is worth giving it a try!

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>:  
2238 €

Average price/m<sup>2</sup> of this type  
in this region:  
4474 €

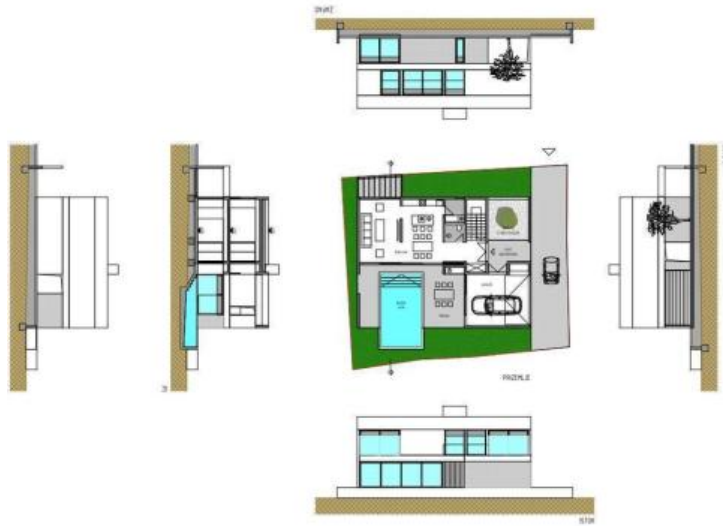
Median price/m<sup>2</sup> of this type  
in this region:  
4061 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4353 €

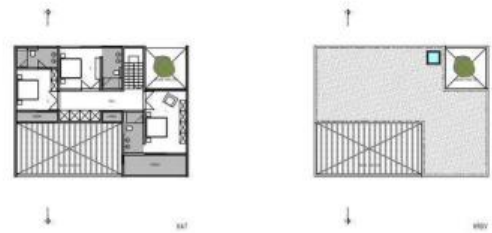
Median price/m<sup>2</sup> of this type  
in Croatia:  
3865 €

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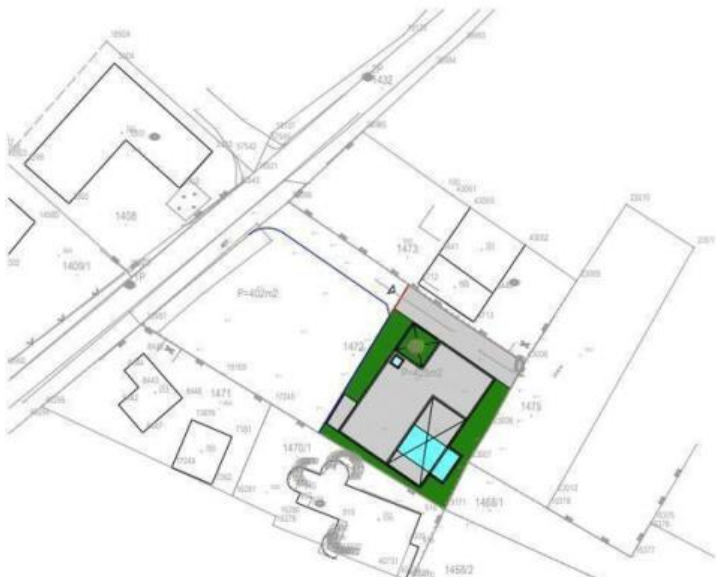
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PRIZEMJE PRESJEK FASADE 1:200 007-AA1



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