

# Villa

## Nemira, Dalmatia



<b>Ref</b>	RE-LB10950
<b>Type</b>	Villa
<b>Region</b>	Dalmatia > Omis
<b>Location</b>	Nemira
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	100 m
<b>Floorspace</b>	742 sqm
<b>Plot size</b>	1254 sqm
<b>No. of bedrooms</b>	8
<b>No. of bathrooms</b>	8
<b>Price</b>	€ 2 000 000

### **Unique villa in Omiš outskirts with huge indoor swimming pool, just 100 meters from the beautiful beach!**

The villa itself has a total surface of 742 m<sup>2</sup> and is built on a large land plot of 1254 m<sup>2</sup>.

The property has been divided into two parts: one part is used privately by the owner and the other one is meant for tourists rentals.

The private part of the villa owner consists of ground, first and second floor and has a total surface of 557 m<sup>2</sup>.

On the lower floor there are four storage rooms, laundry room, two spacious wardrobes, three toilets, fitness room, a bathroom, summer kitchen, garden and a garage.

On the middle floor there is an entrance with staircase, large living area, guest bedroom with bathroom en-suite.

On the upper floor there are 3 bedrooms with bathrooms en-suite and a terrace.

Guest wing of the villa consists of 2 apartments:

On the 1st floor there is an apartment of 107 m<sup>2</sup> (anteroom, two bedrooms, one bathroom, large living area with an open concept, terrace and parking).

On the 2nd floor there is an apartment of 78 m<sup>2</sup> (entrance, two bedrooms, one bathroom, living area and one covered parking space).

Villa benefits:

- beautiful, indoor swimming pool, sauna and a fitness room - unique spa-complex
- landscaped garden
- lovely sea views
- peaceful green surrounding
- outdoor BBQ zone and summer outdoor dining area

Great offer!

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>:  
2695 €

Average price/m<sup>2</sup> of this type  
in this region:  
5223 €

Median price/m<sup>2</sup> of this type  
in this region:  
5435 €

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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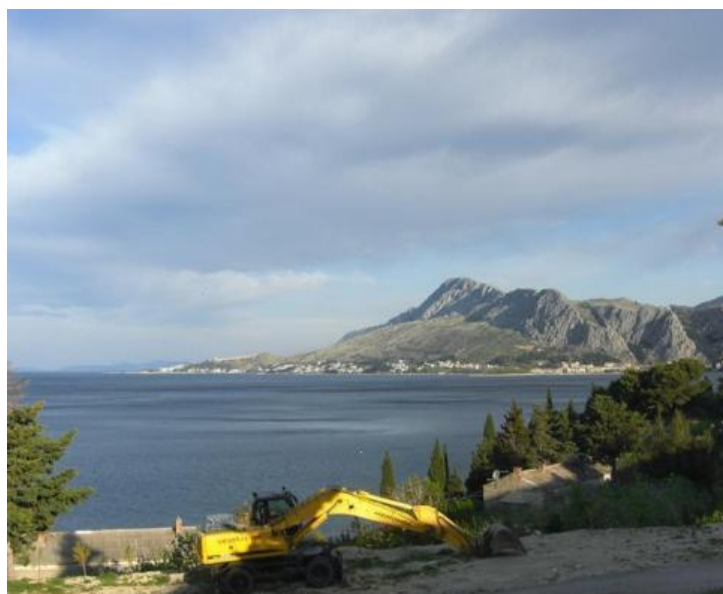
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