

Villa

Sibenik, Dalmatia



Ref	RE-LB11072
Type	Villa
Region	Dalmatia > Sibenik
Location	Sibenik
Front line	No
Sea view	No
Distance to sea	500 m
Floorspace	240 sqm
Plot size	400 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 650 000

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Two possibilities - to buy land in the centre of Sibenik or ready-made villa with pool!
Just 500 meters from the sea!

There is now a ready-made building permit.

The villa has a beautiful garden surrounded by walls.

All infrastructure is on the plot (electricity, water, sewage).

The villa of 240 sq.m. on a land of 400 sq.m. will consist of a living room, kitchen, dining room, 3 large bedrooms with private bathrooms, gallery, terrace, pantry, laundry, wine shop

The villa will be surrounded by a landscaped environment and in front of the house there is going to be a sunbathing area with an outdoor swimming pool of 30m².

The plot has South orientation and sunny on all sides.

The price for the land plot with valid building permit is 210 000 €.

The price for finished villa is 650 000 €

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 m²:
2708 €

Average price/m² of this type
in this region:
4949 €

Median price/m² of this type
in this region:
4371 €

Average price/m² of this type
in Croatia:
4350 €

Median price/m² of this type
in Croatia:
3865 €

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