

Villa

Splitska, Dalmatia



Ref	RE-LB11206
Type	Villa
Region	Dalmatia › Island Brac
Location	Splitska
Front line	Yes
Sea view	Yes
Distance to sea	20 m
Floorspace	300 sqm
Plot size	590 sqm

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No. of bedrooms	6
No. of bathrooms	6
Price	€ 2 400 000

Marvellous villa on the first line to the sea on the island on Brac just 10 km from ferry Supetar-Split!

"You don't love someone for their looks, or their clothes or their fancy car, but because they sing a song only you can hear." - said Oscar Wilde about purchasing this villa:))

This villa will sing your heart the song which you will hear.

Wonderful pebble beach is 150 meters away. Greenery is all around.

Fantastic exclusive location close to other luxury villas.

Total area of the villa is 300 sq.m.

Land plot is 590 sq.m.

On the ground floor there is a large public space with living room, kitchen, dining room, billiard room, and wc. Large glass walls separate the living area from the charming garden, which offers of a large terrace with a swimming pool, BBQ area, outdoor dining area, and green garden.

On the first floor there is a stair hall, four large bedrooms with bathrooms en-suite, three of which have a relaxing sea view, and one bedroom has a green garden which also offers a beautiful sea view.

The upper floor of the villa consists of two additional bedrooms, a bathroom, and a wc. This floor also benefits an entertainment room, along with a fitness room with a Finnish sauna.

Benefits of the villa are:

- swimming pool
- gym and sauna
- entertainment room
- outdoor BBQ, dining area
- billiard room
- 6 bedrooms with bathrooms en-suite
- modern kitchen
- beautiful terraces overlooking the sea

The villa has parking for four vehicles. This is a modern property in an idyllic location by the sea.

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:
8000 €

Average price/m² of this type
in this region:
6431 €

Median price/m² of this type
in this region:
7600 €

Average price/m² of this type
in Croatia:
7957 €

Median price/m² of this type
in Croatia:
6667 €

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