

# House

## Zaboric, Dalmatia



<b>Ref</b>	RE-LB-IRO1150
<b>Type</b>	House
<b>Region</b>	Dalmatia › Sibenik
<b>Location</b>	Zaboric
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	30 m
<b>Floorspace</b>	260 sqm
<b>Plot size</b>	400 sqm

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<b>No. of bedrooms</b>	5
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 710 000

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Wonderful property **just 30 meters from the sea in Zaboric** near Sibenik, with beautiful sea views!  
**Private berth for a boat!**

This two-storey house with a living area of 260 m<sup>2</sup>. Land plot is 400 sq.m.

Elegant house offers 5 bedrooms, 4 bathrooms, laundry room, pantry, summer kitchen, spacious terrace on the top floor and 2 balconies.

It is completely decorated and there is a possibility of maintenance when the owner is away. House is fully equipped and habitable, positioned in a quite green place close to all facilities.

There is a possibility of conversion into 3 separate apartments, if needed.

The garden is decorated in a Mediterranean atmosphere with planted orange, lemon and mandarin trees.

The house has a paved driveway on two sides, a **garage and 2 outdoor covered parking spaces** and a safe and **quiet berth for a boat (10-15 m) in the bay without wind.**

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>:  
2731 €

Average price/m<sup>2</sup> of this type  
in this region:  
3644 €

Median price/m<sup>2</sup> of this type  
in this region:  
2831 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2853 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2575 €



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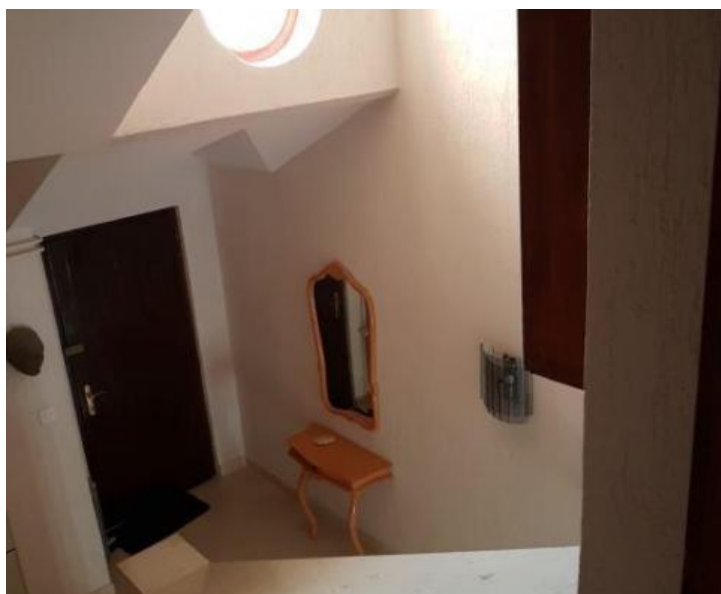
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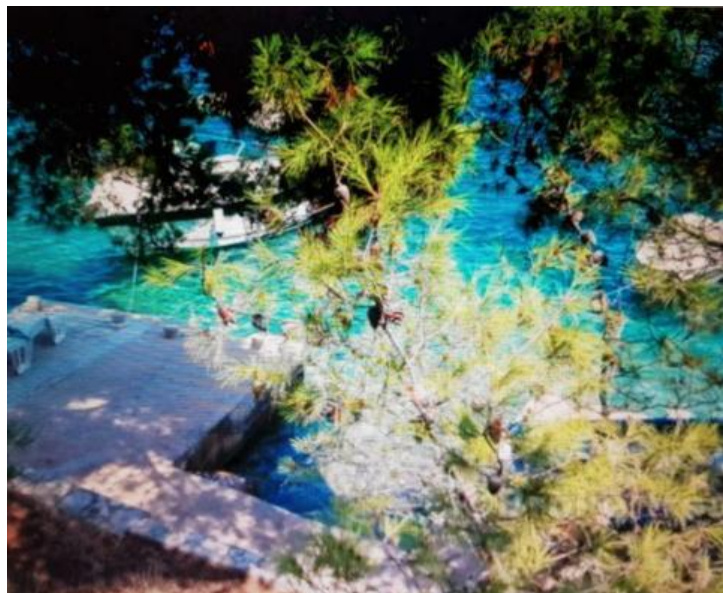
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