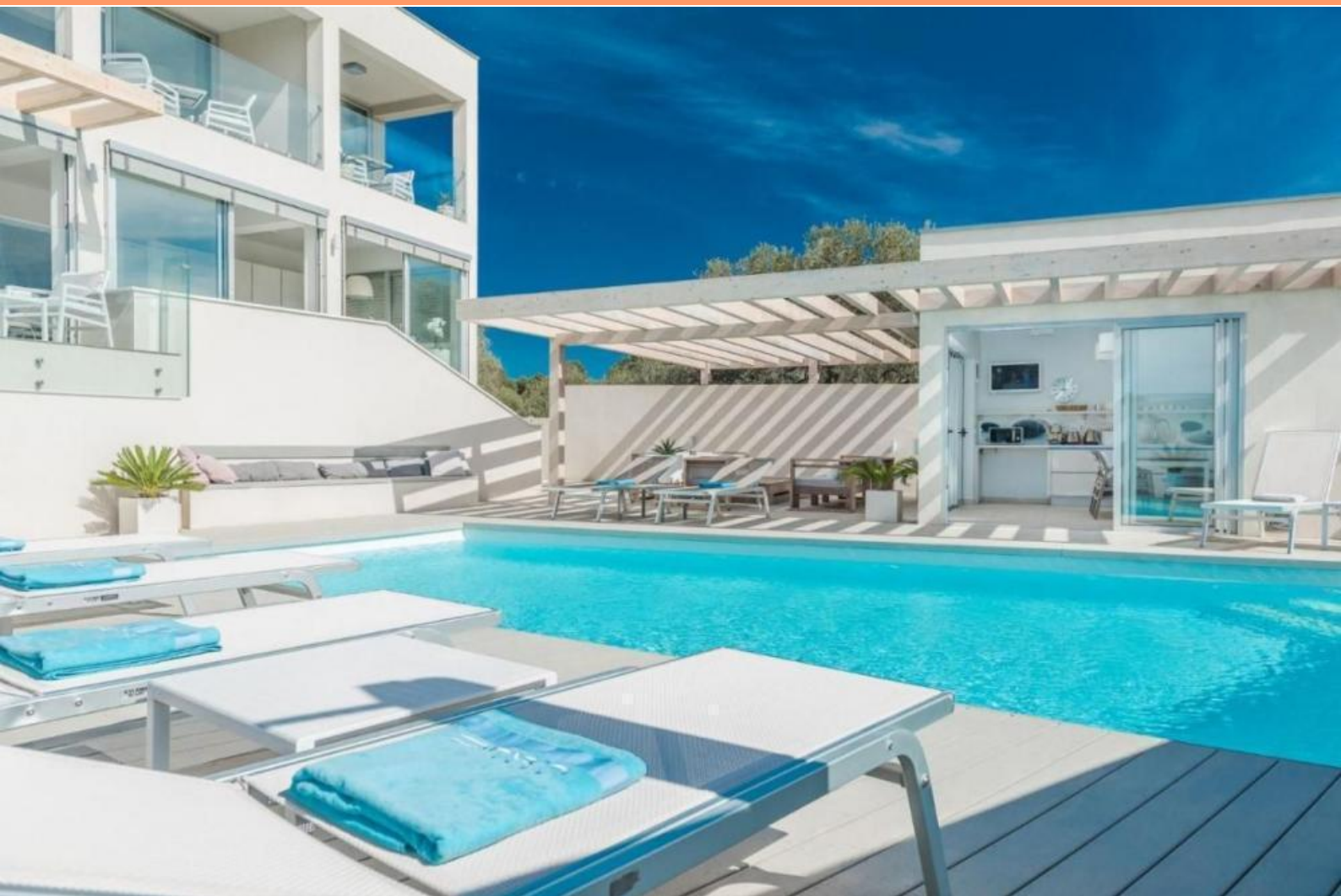


# Mini-hotel

## Bibinje, Dalmatia



<b>Ref</b>	RE-LB-U-15092
<b>Type</b>	Mini-hotel
<b>Region</b>	Dalmatia > Zadar
<b>Location</b>	Bibinje
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	600 m
<b>Floorspace</b>	300 sqm
<b>Plot size</b>	1600 sqm
<b>No. of bedrooms</b>	7
<b>No. of bathrooms</b>	6
<b>Price</b>	€ 1 300 000

Tel: +385 91 357 3071 Viber, Whatsapp  
info@adrionika.com  
www.adrionika.com

# Mini-hotel

## Bibinje, Dalmatia



Light and bright villa with heated swimming pool in Binibinje near Zadar just 600 meters from the beach!

This beautiful villa of 300 m2 of living space is located on a land plot of 1600 m2 in total.

Villa offers two levels.

The villa consists of a three-bedroom apartment, a one-bedroom apartment, two studio apartments and a room with a double bed which offers an additional layer of privacy to larger groups.

On the ground floor you will find the three-bedroom apartment with two bedrooms with a double bed and a bedroom with a bunk bed, plus a fully equipped kitchen with a dining area, a beautiful living room with satellite TV, a bathroom with a shower and a balcony.

On the 1st floor there are two studio apartments (or two guest apartments). The studio apartments are furnished with a double bed, an A/C system, a TV and a kitchenette for the maximum convenience of our guests. On the same floor, guests will also find a room with a double bed and an en-suite bathroom with a shower, as well as a one-bedroom apartment with a terrace with a gorgeous view of the sea.

There are four different apartments in total. However, when needed, the villa can be turned into a family villa.

In the courtyard of the villa there is also a garden kitchen, barbecue and garden furniture. Parking with 10 parking spaces is available. The villa also has a laundry room with a washing machine and a tumble dryer. The first beach is only a few minutes' pleasant walk from the villa. Bibinje is a picturesque coastal town on the Dalmatian coast that enchants with beautiful beaches and untouched nature.

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.

# Mini-hotel

## Bibinje, Dalmatia



Price per m<sup>2</sup>:  
4333 €

Average price/m<sup>2</sup> of this type  
in this region:  
2804 €

Median price/m<sup>2</sup> of this type  
in this region:  
2361 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2709 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2332 €

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