

# Villa

## Veliko Brdo, Dalmatia



<b>Ref</b>	RE-F-10247
<b>Type</b>	Villa
<b>Region</b>	Dalmatia › Makarska
<b>Location</b>	Veliko Brdo
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	800 m
<b>Floorspace</b>	417 sqm
<b>Plot size</b>	516 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	6
<b>Price</b>	€ 1 500 000

# Villa

## Veliko Brdo, Dalmatia



Astonishing newly built modern villa with swimming pool and panoramic sea views for sale in Veliko Brdo area of Makarska vibrant city!

Super-popular location where you find this inspiring villa of fantastic interior design!

This luxury building has a total area of 417.45m<sup>2</sup> and is located on a plot of land with a total area of 516 m<sup>2</sup>. The villa consists of a basement floor, ground floor, mezzanine, first floor and two spacious roof terraces with an open view of the sea.

In the basement floor, there is a spacious movie theater (cinema hall), trim cabinet, sauna, bathroom, storage room, laundry room, and an additional space where the heating system is located.

On the ground floor there is a garage for two vehicles, an entrance hall, a spacious kitchen with a dining room, a living room with an indoor fireplace, a guest bathroom and a utility room. In the southern part of the living room and dining room, there are glass openings, opening the interior space of the building becomes a unique whole with an external southern terrace on which there is a swimming pool of 40 sq.m. with an associated sunbed. From this floor you can access the northern terrace, where there is an outdoor fireplace with a dining area. An internal staircase made of stone and a stainless steel railing leads to the mezzanine.

On the mezzanine level there is a bedroom with a bathroom, a wardrobe and an eastern balcony, and to the first floor where there are two spacious bedrooms with bathrooms and a wardrobe. The rooms have south-facing balconies of 9.54m<sup>2</sup> with tinted glass railings.

On the last, upper floor there are two roof terraces, on the larger terrace of 94.63 m<sup>2</sup>, which is mostly covered, there is a small kitchen with a bar and an outdoor jacuzzi. An external staircase leads to a smaller eastern terrace of 34.60 m<sup>2</sup>, which includes an outdoor barbecue and outdoor dining area.

The entire facility is equipped with a heating and cooling system, the highest quality materials and equipment from renowned manufacturers were used in the equipment itself.

The villa is furnished with high quality furniture. It benefits floor heating, air-conditioning, Internet, SAT TV.

There are two parking spaces on the east side of the building

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.

# Villa

## Veliko Brdo, Dalmatia



Price per m<sup>2</sup>:  
3597 €

Average price/m<sup>2</sup> of this type  
in this region:  
3683 €

Median price/m<sup>2</sup> of this type  
in this region:  
3656 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4350 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3865 €

# Villa

## Veliko Brdo, Dalmatia



# Villa

## Veliko Brdo, Dalmatia



# Villa

## Veliko Brdo, Dalmatia



# Villa

## Veliko Brdo, Dalmatia



# Villa

## Veliko Brdo, Dalmatia





# Villa

## Veliko Brdo, Dalmatia

