

# Villa

## Rastici, Dalmatia



<b>Ref</b>	RE-LB-IRO1259
<b>Type</b>	Villa
<b>Region</b>	Dalmatia › Trogir, Ciovo
<b>Location</b>	Rastici
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	30 m
<b>Floorspace</b>	240 sqm
<b>Plot size</b>	300 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 1 500 000

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Stylish villa of modern design project under construction just 30 meters from the sea in the beautiful Rastići bay, Okrug Gornji on the south side of Čiovo peninsula, connected to the mainland by the two bridges.

The villa covers an area of 240 m<sup>2</sup>, spread over the basement, ground floor and first floor. It offers salon with kitchen and dining area, 3 bedrooms, 4 bathrooms and 4 balconies, a spacious terrace with a swimming pool.

The villa offers a wonderful view of the sea and nearby islands.  
The project is being changed, the new one will have a passable flat terrace.  
The house should be ready by Christmas.  
Arrangement of the garden will be done later.  
The price refers to the finished villa.

The place of Rastici on Ciovo is ideal for enjoying and peaceful vacation near pebble beaches and clear sea, and only a few kilometers away from beautiful Trogir, included in the UNESCO World Heritage List.

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>:  
6250 €

Average price/m<sup>2</sup> of this type  
in this region:  
5090 €

Median price/m<sup>2</sup> of this type  
in this region:  
5215 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4343 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3846 €

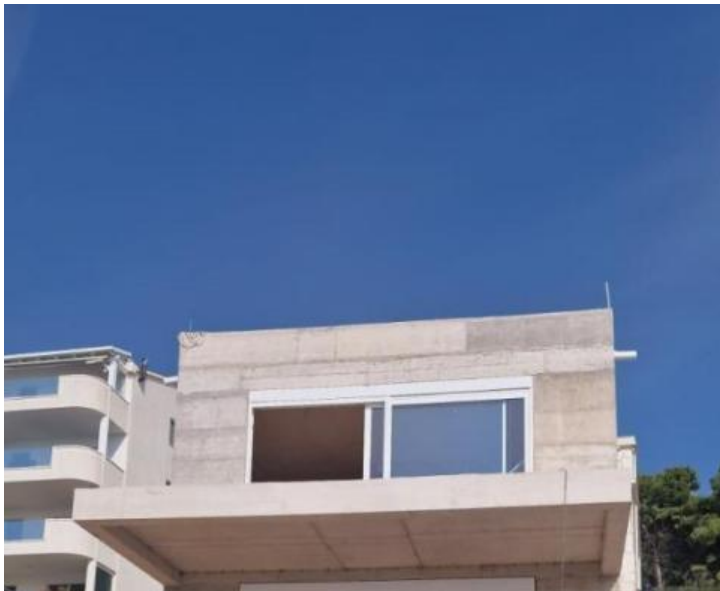
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