

# Villa

## Baska Voda, Dalmatia



<b>Ref</b>	RE-LB-FIL030
<b>Type</b>	Villa
<b>Region</b>	Dalmatia › Makarska
<b>Location</b>	Baska Voda
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	1200 m
<b>Floorspace</b>	200 sqm
<b>Plot size</b>	200 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 450 000

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Unique property with two renovated authentic stone houses with garden and swimming pool on Makarska riviera!

This wonderful property is located in the very center of the old hamlet above Baška Voda.

It is one of the most charming properties we have recently seen. Besides, the price is quite reasonable.

The larger 2-bedroom house of 120m<sup>2</sup> consists of a ground floor and two floors.

On the ground floor there is a spacious dining room with a kitchen and a wine cellar.

On the first floor there is a living room with a kitchen and a bathroom, and on the second floor there are two bedrooms.

The smaller house of 80 sq.m. consists of two floors, on which there is a one-bedroom apartment.

In front is a spacious terrace with an outdoor swimming pool, sun deck, outdoor grill and dining room.

The houses have been completely renovated respecting the traditional Dalmatian way of building.

Given that the property is in the very center of the village, the parking space is located 40 meters south of the building.

Central water, electricity, canalization? – City water and electricity connection, septic tank

Type of heating? – air conditioning

Air conditioning? – yes, for cooling and heating

Distance from the sea? – 1200 m

Which technic is present? – equipped kitchens

What windows are installed? – PVC windows

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>:  
2250 €

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:  
4364 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3866 €



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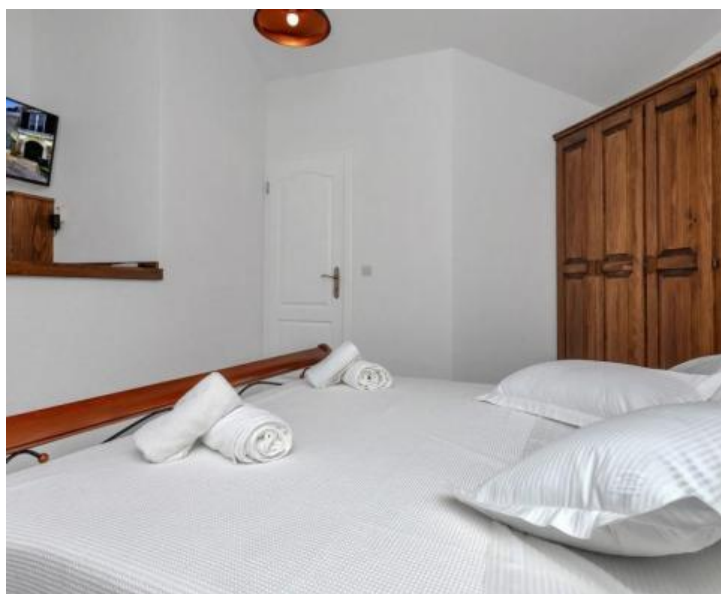
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