

# Villa

## Ciovo, Dalmatia



<b>Ref</b>	RE-LB-12021
<b>Type</b>	Villa
<b>Region</b>	Dalmatia › Trogir, Ciovo
<b>Location</b>	Ciovo
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	2 m
<b>Floorspace</b>	400 sqm
<b>Plot size</b>	630 sqm

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**Price**

€ 1 700 000

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On the most sought-after **first line position in Seget Vranjica**, on the southern part of the peninsula, close to famous Trogir town - we are happy to offer this **fantastic waterfront villa for renovation**.

Villa is positioned directly on the beach!

The house needs to be completely redone. It is possible to build a luxury villa of 400 m<sup>2</sup> with amazing open sea views.

Land plot around is 630 sq.m., enough for swimming pool.

A distinctive feature of this property is a very wide strip by the sea, even 24 meters, so you can build a villa 18 m wide, which is very rare in this area.

The stairs from the villa go directly to the water.

Truly unique!

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>:  
4250 €

Average price/m<sup>2</sup> of this type  
in this region:  
5533 €

Median price/m<sup>2</sup> of this type  
in this region:  
5751 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
8057 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
6626 €



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