

# House

## Kastel Luksic, Dalmatia



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<b>Ref</b>	RE-LB-IRO1310
<b>Type</b>	House
<b>Region</b>	Dalmatia > Split
<b>Location</b>	Kastel Luksic
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	100 m
<b>Floorspace</b>	310 sqm
<b>No. of bedrooms</b>	5
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 600 000

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A stone house built several centuries ago in the very core of Medieval Kaštel Lukšić, just 100 meters away from the sea and a beautiful beach.

The total area of the house is approx. 310 m2. The house was fully modernized 15 years ago.

The old part of the house has a floor plan of 75 m2.

On the ground floor there is a fully equipped studio apartment with a bathroom and a small storage room, approx. 45m2. The apartment is entered from the street on the south side. The second part of the ground floor is entered from the courtyard in the so-called tavern with an area of approx. 15 m2.

On the first floor, there is a furnished one-bedroom apartment with a bathroom, an entrance hall, a large storage room and a covered balcony of 10 m2 on the north side. The apartment has an area of approx. 50 m2. On the second floor is a three-bedroom apartment with a surface area of approx. 80 m2. One single room in the south is within the old part of the house, and two more bedrooms are above the upgraded and legalized annex. The flat roof above these rooms serves as a large marvellous terrace of approx. 30 m2, which is accessed from the high attic, which has remained in Rohbau form, and has a room, kitchen, bathroom and a small balcony to the south, all together approx. 50 m2.

The total exterior area of the house is 396 m2, and the interior is 80-90 m2 smaller.

Air conditioners installed in all living rooms, so there are 4 air conditioners.

The roof is wooden, in excellent condition because it was made when the house was renovated about 15 years ago.

The owner of the house has the right to pass by the circular stairs through the yard to the upper floors, and also owns a third of the yard.

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>:  
1935 €

Average price/m<sup>2</sup> of this type  
in this region:  
3239 €

Median price/m<sup>2</sup> of this type  
in this region:  
2483 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2884 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2589 €



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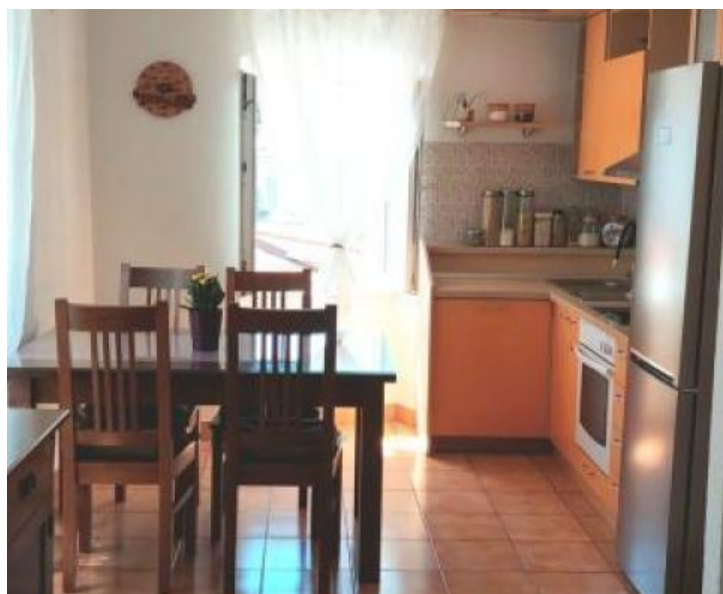
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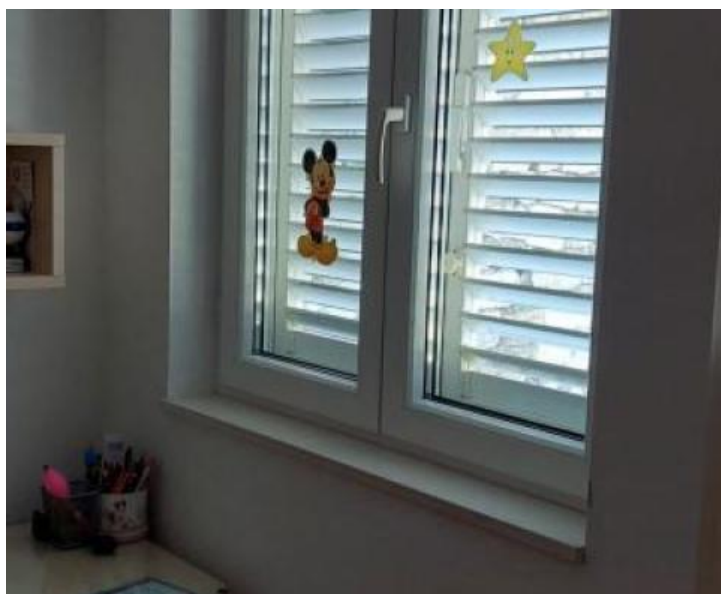
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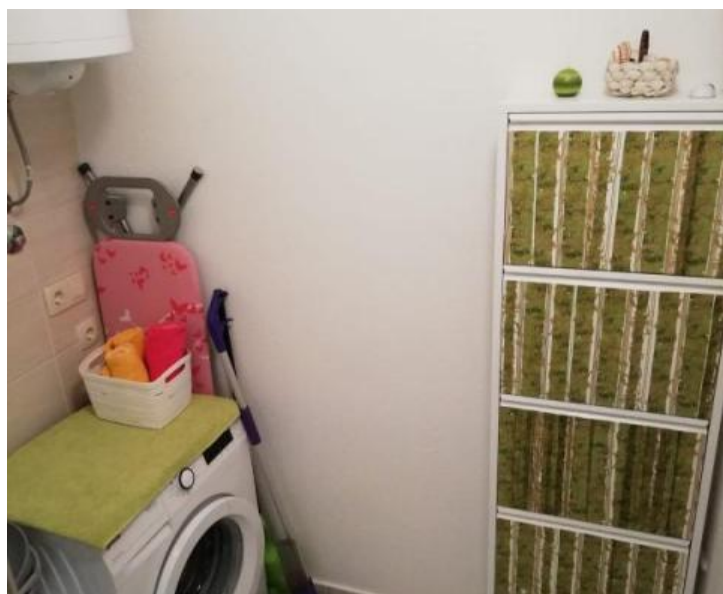
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