

# Villa

## Vodice, Dalmatia



|                         |                    |
|-------------------------|--------------------|
| <b>Ref</b>              | RE-LB-IRO-1329     |
| <b>Type</b>             | Villa              |
| <b>Region</b>           | Dalmatia > Sibenik |
| <b>Location</b>         | Vodice             |
| <b>Front line</b>       | No                 |
| <b>Sea view</b>         | Yes                |
| <b>Distance to sea</b>  | 900 m              |
| <b>Floorspace</b>       | 350 sqm            |
| <b>Plot size</b>        | 1600 sqm           |
| <b>No. of bedrooms</b>  | 5                  |
| <b>No. of bathrooms</b> | 4                  |
| <b>Price</b>            | € 1 250 000        |

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Extravagant villa for sale in Vodice just 900 meters from the sea and the centre of the town! Vodice is a tourist resort with many attractive facilities, well-kept beaches, restaurants and taverns, and a wide range of sports activities and excursions.

The total gross area of the villa is 350m<sup>2</sup> and consists of a basement, ground floor and first floor.

In the basement there is a space for hanging out with **billiards, a fitness studio, a playroom** and a storage room.

On the ground floor there is a kitchen, dining room and living room with access to the terrace (35m<sup>2</sup>), toilet, bathroom and bedroom, wardrobe, laundry room, **garage** and boiler room;

On the upper floor there are 4 bedrooms, 3 bathrooms, living room and 3 terraces. Two terraces have a wonderful panoramic view of the sea, the city of Vodice and the surrounding area.

Inside the beautifully landscaped garden there is a **swimming pool of 24 sq.m.** with a spacious terrace and places to relax, an outdoor shower, a covered summer kitchen with a barbecue and an outdoor toilet.

The villa has central heating in a combination of fuel oil and electricity, a fireplace, 8 air conditioners and the possibility of installing a solar system.

The area of the garden is 1600m<sup>2</sup>, and it is decorated with a beautiful **garden with a fountain** full of Mediterranean plants and flowers, hand-hewn stone walls, an imposing forged gate and door and many details that give a special charm to this wonderful property.

On the green area there are olive trees as well as many decorative plants with automatic irrigation.

The last 200m of roads to the house are unpaved.

An exceptional property is the ideal choice for lovers of a peaceful and relaxing holiday with a touch of luxury!

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>:  
3571 €

Average price/m<sup>2</sup> of this type  
in this region:  
4949 €

Median price/m<sup>2</sup> of this type  
in this region:  
4371 €

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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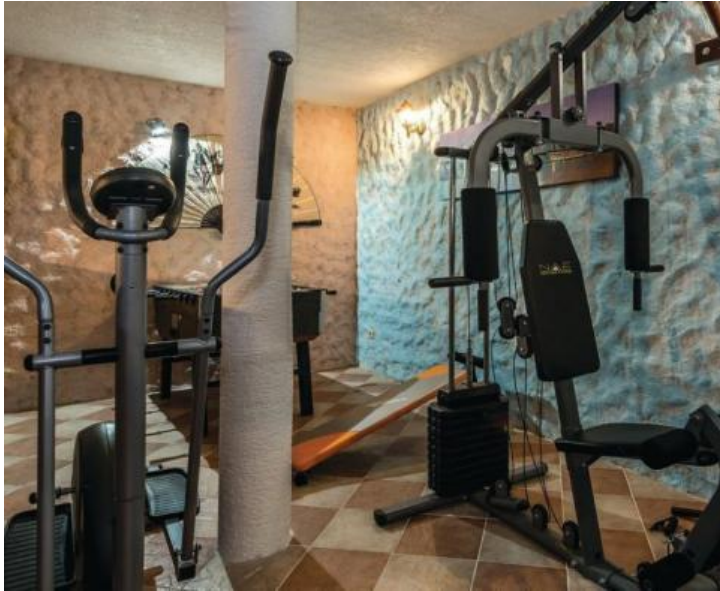
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