

# Villa

## Vodice, Dalmatia



<b>Ref</b>	RE-LB-IR01332
<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>	700 m
<b>Floorspace</b>	391 sqm
<b>Plot size</b>	740 sqm

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<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	5
<b>Price</b>	€ 1 375 000

Beautiful modern villa in the initial phase of construction located in a quiet location 700 meters from the sea in picturesque Vodice near Sibenik!

The villa is part of a complex of three luxury villas, in the process of construction, whose completion is planned by the end of 2023.

Each villa has a separate parking lot and entrance, and they are completely separate, while the access road is shared.

Complex of villas is located on a gentle slope that offers an amazing open view of the sea.

The property is located on a plot of land of 740 m<sup>2</sup> and has total floorspace of 391 sq.m.

The villa offers basement, ground floor and first floor.

#### BASEMENT:

In the basement there is an engine technical room, wardrobe, laundry room, storage room, wellness and spa lounge with jacuzzi, shower and sauna.

#### GROUND FLOOR:

Ground floor contains dining room, living room, guest toilet, kitchen, bedroom with its own bathroom and dressing. All rooms have direct access to the semi-covered terrace and access to the summer kitchen and swimming pool, while the bedroom has access to the covered terrace.

#### FIRST FLOOR:

Upper floor offers hallway, 3 bedrooms with private bathrooms and wardrobes and exits to the terrace or loggia with fantastic views.

During construction, the highest quality materials will be used with built-in smart systems throughout the property.

The entire villa is surrounded by greenery, which provides complete privacy and peace.

The property has 4 parking spaces in its own garage to accommodate 5 vehicles.

Due to the excellent location on the slope and the fantastic open view, this beautiful villa is ideal for tourism or personal needs. It will provide the future owner with complete peace and privacy 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>:  
3517 €

Average price/m<sup>2</sup> of this type  
in this region:  
4911 €

Median price/m<sup>2</sup> of this type  
in this region:  
4306 €

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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