

# Villa

## Tribunj, Dalmatia



<b>Ref</b>	RE-LB-IRO1349
<b>Type</b>	Villa
<b>Region</b>	Dalmatia > Sibenik
<b>Location</b>	Tribunj
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	170 m
<b>Floorspace</b>	180 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 576 000

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Luxury triple villettas or multi-storey apartments for sale in Tribunj of fantastic position just 170 m from the sea!

Tribunj is a wonderful Dalmatian town located 4 km west of Vodice, known for the cleanest sea on the Adriatic. The old part of the town is located on an islet connected to the mainland by a stone bridge.

Tribunj has a popular marina with 240 berths in the sea and 150 berths on land.

The whole complex will offer three villettas in a row.

All units have the same area, floor plan and price.

Each villetta has an area of 180 m<sup>2</sup> and consists of the ground floor, first and second floor.

**GROUND FLOOR:** entrance with staircase and wardrobe, kitchen, dining room and living room, guest bedroom, bathroom, covered terrace, storage room.

**FIRST FLOOR:** staircase, hallway, 2 bedrooms, bathroom, toilet, two loggias.

**SECOND FLOOR:** staircase, covered and uncovered terrace with wonderful sea view.

The apartment has part of the garden, one parking space and the possibility of building a swimming pool.

During the construction, high-quality materials will be used, and during the decoration, porcelain tiles and parquet.

It is under construction, currently in May 2025 there are only foundations, end of works is expected in summer 2026.

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>:  
3200 €

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:  
4350 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3865 €

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