

# Villa

## Sumartin, Dalmatia



<b>Ref</b>	RE-LB-IRO1192-2
<b>Type</b>	Villa
<b>Region</b>	Dalmatia > Island Brac
<b>Location</b>	Sumartin
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	5 m
<b>Plot size</b>	1200 sqm
<b>Price</b>	€ 1 400 000

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Older villa on the 1st line to the sea in Sumartin on the island of Brac, destined to become a luxury villa!  
Excellent position with astonishing sea views, pines all around.  
Total surface of land is 1200 sq.m., facing west and south.

Considering the size of the land and its position, the land has enormous potential.  
Possible construction of a larger luxury villa with swimming pool or even two smaller villas.

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>:  
0 €

Average price/m<sup>2</sup> of this type  
in this region:  
6431 €

Median price/m<sup>2</sup> of this type  
in this region:  
7600 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
7975 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
6667 €



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