

# Villa

## Supetar, Dalmatia



<b>Ref</b>	RE-LB-11190
<b>Type</b>	Villa
<b>Region</b>	Dalmatia › Island Brac
<b>Location</b>	Supetar
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	5 m
<b>Floorspace</b>	210 sqm
<b>Plot size</b>	500 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 1 750 000

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Ideally romantic Mediterranean villa with swimming pool located right on the sea coast next to a beautiful beach in the area of Supetar on Brac island, with a mooring for a boat.

Villa has an exit directly to the beach where you can stay alone most part of the year.

Total area of the villa is 210 sq.m. Land plot is 500 sq.m.

It consists of three floors (high basement, ground floor and first floor).

The basement is a luxuriously decorated space that is connected to the ground floor of the villa by a charming wooden staircase.

On the ground floor of the villa there is a modern open space, which includes a fully equipped kitchen with a bread oven, a dining room, and a unique salon space with a rustic stone fireplace. This entire space is full of carefully designed interior that is the result of a successful combination of modern and traditional Mediterranean, and the large 'Provence style' doors that lead out to the beautiful garden and terrace facing the sea give additional value and specificity to the space. In the ground floor there is also a guest toilet and a modern bathroom with a jacuzzi tub.

On the first floor of the villa there are two double bedrooms equipped with double beds and private bathrooms. The bedrooms have large windows that offer a unique view of the sea.

The villa is located in a protected cost bay, with direct access to the sea and with astonishing sea and sunset views.

It has a beautiful garden rich in lush Mediterranean vegetation.

The villa is fully air-conditioned.

It also has a mooring for a boat up to 20 meters.

Infrastructure: electricity, water, sewerage.

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>:  
8333 €

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:  
7986 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
6691 €



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