

Villa

Drvenik Mali, Dalmatia



Ref	RE-LB-IRO1199
Type	Villa
Region	Dalmatia › Trogir, Ciovo
Location	Drvenik Mali
Front line	Yes
Sea view	Yes
Distance to sea	2 m
Floorspace	320 sqm
Plot size	1100 sqm
No. of bedrooms	6
No. of bathrooms	4
Price	€ 1 150 000

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Wonderful isolated villa on the first line to the sea, with mooring possibility!
Total area is 320 sq.m. Land plot around is 1100 sq.m.

The house has two levels.

On the lower floor there are two garages 3m high and two cisterns.

On the middle floor are two apartments with a living area of 60m² with different entrances and large terraces facing the sea.

On the upper floor, in the attic there are two apartments of 60m² with their own entrances.

On the west side of the house there is a smaller building, and behind the house there is a separate outdoor cistern. The house was built in 1990, and the last renovation was in 2015.

Certain investments are certainly needed, but currently the house is in solid condition and can be used for housing and tourist rental.

Private parking for 4 vehicles is available cca. 100 meters above the house.

The house can be accessed from the sea by boat, and due to the deep draft can be accessed by a larger boat or yacht.

NOTE: We recommend to convert the house into a luxury villa with swimming pool.

Alternatively it can be used as a tourist rental property with 4-5 apartments.

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 m²:
3594 €

Average price/m² of this type
in this region:
5533 €

Median price/m² of this type
in this region:
5751 €

Average price/m² of this type
in Croatia:
7957 €

Median price/m² of this type
in Croatia:
6667 €

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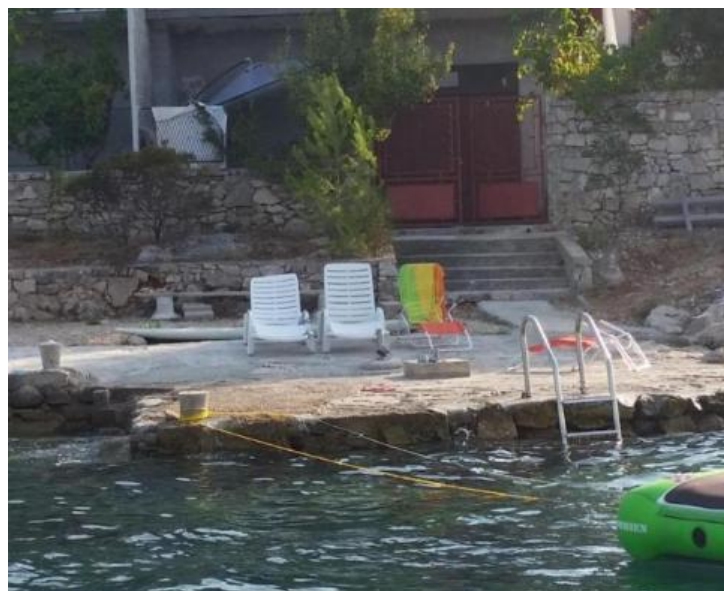
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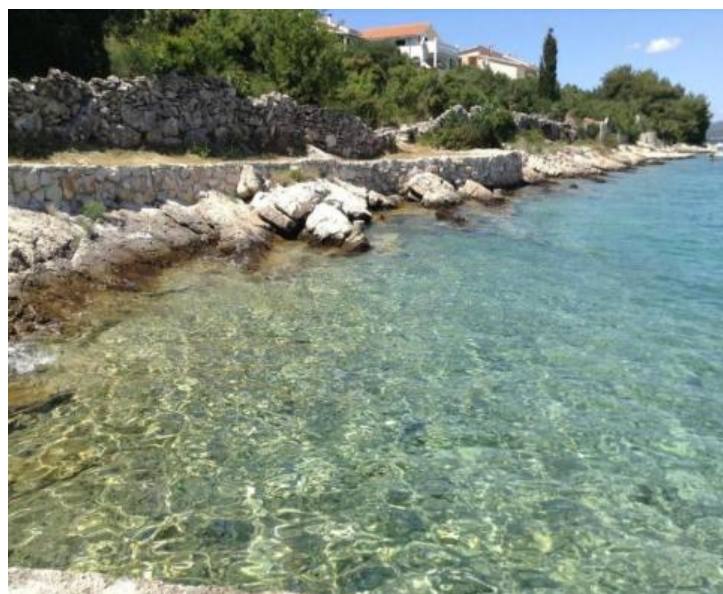
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