

Villa

Primošten, Dalmatia



| | |
|-------------------------|--------------------|
| Ref | RE-LB-22628 |
| Type | Villa |
| Region | Dalmatia > Sibenik |
| Location | Primošten |
| Front line | Yes |
| Sea view | Yes |
| Distance to sea | 10 m |
| Floorspace | 323 sqm |
| Plot size | 596 sqm |
| No. of bedrooms | 5 |
| No. of bathrooms | 5 |
| Price | Price upon request |

Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com

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A luxury villa with an open sea view is for sale near the center of Primošten, only 10 meters from the sea, within 5 **** community of new modern villas.

All the villas are delivered in 2023 and belong to the same architectural concept.

The villa in offer rises on three floors and has a living area of 323 m².

On the first floor there is a living room, kitchen, dining room, bedroom and bathroom, plus terrace.

On the second floor there are two bedrooms and two bathrooms with access to the terrace.

On the third floor there are two bedrooms and two bathrooms.

On the first floor, there is access to the terrace and yard where there is a swimming pool of 50 sq.m..

Each floor has glass walls for more light and a marvellous view of the Adriatic sea.

The yard of 596 sqm. is decorated down to the last detail in combination with Mediterranean plants for a complete Mediterranean experience.

The villa is subject to VAT.

The property represents an excellent investment for housing or tourist rental.

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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Average price/m² of this type
in this region:
7365 €

Median price/m² of this type
in this region:
6390 €

Average price/m² of this type
in Croatia:
7968 €

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

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