

# Villa

## Primošten, Dalmatia



<b>Ref</b>	RE-LB-22633
<b>Type</b>	Villa
<b>Region</b>	Dalmatia › Sibenik
<b>Location</b>	Primošten
<b>Sea view</b>	Yes
<b>Distance to sea</b>	10 m
<b>Floorspace</b>	320 sqm
<b>Plot size</b>	677 sqm
<b>No. of bedrooms</b>	5
<b>No. of bathrooms</b>	5
<b>Price</b>	Price upon request

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New modern villa with luxury 1st line community in Primosten area, with astonishing sea views! It is a new condominium completed in 2023 with high-end technologies and materials. Perfect exterior and contemporary interior design can not leave you indifferent. The whole complex is producing striking impression of novelty and comfort.

The villa in offer rises on three floors and has a living area of 320 m<sup>2</sup>. It consists of a kitchen, dining room, living room, five bedrooms and five bathrooms, plus terrace. On the first floor, there is access to the terrace and yard where there is a swimming pool of 47 sq.m.. Each floor has glass walls for more light and a marvellous view of the Adriatic sea. The garden of 677 sq.m. 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/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:  
4347 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3857 €



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