

# Villa

## Preko, Dalmatia



<b>Ref</b>	RE-LB-23359
<b>Type</b>	Villa
<b>Region</b>	Dalmatia › Zadar
<b>Location</b>	Preko
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	200 m
<b>Floorspace</b>	225 sqm
<b>Plot size</b>	752 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 2 000 000

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Luxury villa 200 m from the sea in Preko, Ugljan island within the complex of several modern villas!  
Total area of the villa is 225 sqm. Land plot is 752 sq.m.

This building land is located 200 m from the sea and can be purchased in three options:

**Option 1.** Land with a project and obtained building permit, - paid communal contribution, water, sewage and electricity on the ground. Given the conditions, the start of construction as early as September 1, 2023. Price of construction land with a luxury project: €430,000

**Option 2.** Based on the project and the cost sheet, a complete environment was created in concrete with all supporting walls, - the construction part of the swimming pool and the water cistern were concreted, - the house was built in the Rohbau system / all concrete and reinforced concrete works according to the cost list - external carpentry, fittings, hydro and thermal insulation, also according to the cost list, which is an integral part of the project, the customer is left with craft and finishing works. The price includes item 1 and 2. Completion date 04/15/2024. The price is €890,000.

**Option 3.** Fully finished building according to the project and cost list. - The prices of tiles, parquet, plumbing and electrical equipment as well as glass and yard fences will be agreed according to turnkey construction standards. -The object will be handed over to the owner after obtaining the use permit. The house consists of two floors. Ground floor: Living room with kitchen and dining room, wardrobe, storage room, wellness room, covered terrace that communicates with the sunbathing area, swimming pool and garden. First floor: Three bedrooms, two bathrooms, hallway, storage room and loggia.

The price does not include horticulture, equipment and furnishing the house, which means that the future owner is left to choose according to his own wishes.

The deadline for construction and application for a use permit is November 1, 2024. The price is €1,350,000.

The property is a real opportunity for the price and position for the mentioned part of the beautiful Preko town.

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>:  
8889 €

Average price/m<sup>2</sup> of this type  
in this region:  
4468 €

Median price/m<sup>2</sup> of this type  
in this region:  
4061 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4347 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3859 €

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PROJEKCIJA POTRŽANJE (m<sup>2</sup>)

STAMBENA GRADEVINA	m <sup>2</sup>	k	NKP
<b>PRIZEMLJE</b>			
kuhinja s blagovaonicom i			
dnevni boravkom	47,90	1,00	47,90
garderoba	2,20	1,00	2,20
spremište	11,64	1,00	11,64
wellness prostor	12,27	1,00	12,27
natkrivena terasa	75,00	0,50	37,50
sunčalište	30,00	0,25	7,50
<b>UKUPNO PRIZEMLJE:</b>	<b>179,01</b>		<b>119,01</b>
<b>PRVI KAT</b>			
spavaća soba 1	18,92	1,00	18,92
kupaonica 1	5,70	1,00	5,70
spavaća soba 2	15,21	1,00	15,21
kupaonica 2	5,70	1,00	5,70
spavaća soba 3	14,95	1,00	14,95
supaonica 3	5,70	1,00	5,70
stubište	8,30	1,00	8,30
hodnik	11,00	1,00	11,00
spremište, praonica	1,80	1,00	1,80
vjetrombran	3,50	1,00	3,50
loggia	18,12	0,75	13,59
<b>UKUPNO PRVI KAT:</b>	<b>108,90</b>		<b>104,37</b>
<b>SVEUKUPNO NKP:</b>	<b>287,91</b>		<b>223,38</b>