

Villa

Podstrana, Dalmatia



Ref	RE-LB-IRO859
Type	Villa
Region	Dalmatia › Split
Location	Podstrana
Front line	No
Sea view	Yes
Distance to sea	1900 m
Floorspace	420 sqm
Plot size	2000 sqm
No. of bedrooms	7
No. of bathrooms	7
Price	€ 1 100 000

Package sale of the two newer villas in Podstrana with wonderful sea views!
Villas are ideal for renting!

These are modern urban villas on a hill above Podstrana with a beautiful view of the city of Split, the sea and the islands Brac, Solta!

Podstrana is a small town a few minutes' drive from the city of Split. It is famous by 5***** Meridiev Lav hotel. In recent years, it has become a sought-after area due to the concentration of luxury villas and hotels and the proximity to Split. Split Airport is 27 km away.

1/

The villa has a living area of 220 m² distributed over the ground floor and first floor. Land plot is 1500 sq.m. The interior and exterior are characterized by clean lines and modern design, and it is sold fully furnished and equipped.

The villa has 4 bedrooms, 4 bathrooms, a fully equipped kitchen, a dining room and a living room with direct access to a terrace with a swimming pool and a sun deck with a wonderful panoramic view.

The house also has a parking lot and a garden that can be repurposed according to the wishes of the future owner.

It was designed to accommodate 8 people and is currently being used for rent and represents an already well-established business in tourism!

2/

Total area of the villa is 200 sq.m. Land plot with swimming pool of 40 sq.m. is 500 sq.m.

Villa offers three bedrooms with bathrooms en-suite, entry, guest wc, salon, modern equipped kitchen, wonderful terraces.

Villa was initially meant for renting. Villa can accommodate up to 10 people.

Parking for 4 cars. BBQ zone.

It is a dream-property for those who want to be close to vibrant Split city and still prefer to stay isolated and in peace, enjoying beautiful sea views and mountain air.

This is perfect choice for permanent accommodation in Split area.

Villa is also very good for renting, it has been used for renting for several years with excellent record.

Price is 1,1 is for both included. It has nice spot between the villas for the tennis court.

But one of the villas is legal as agricultural building but the owner rents both of them, pays renting tax for both etc...

So both do exist in land court books and both pools as well but one is registered as commercial building and

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another one as residential, they are on the same parcel and can not be divided into 2 because it is agricultural land for now

Each is rented very well and make income around 35 to 40 000 EUR each, per summer.

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:
2619 €

Average price/m² of this type
in this region:
5900 €

Median price/m² of this type
in this region:
4583 €

Average price/m² of this type
in Croatia:
4343 €

Median price/m² of this type
in Croatia:
3846 €

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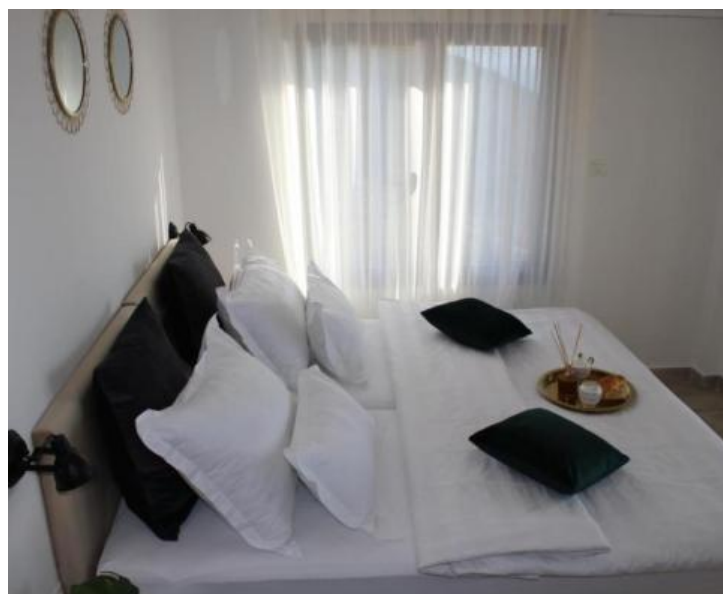
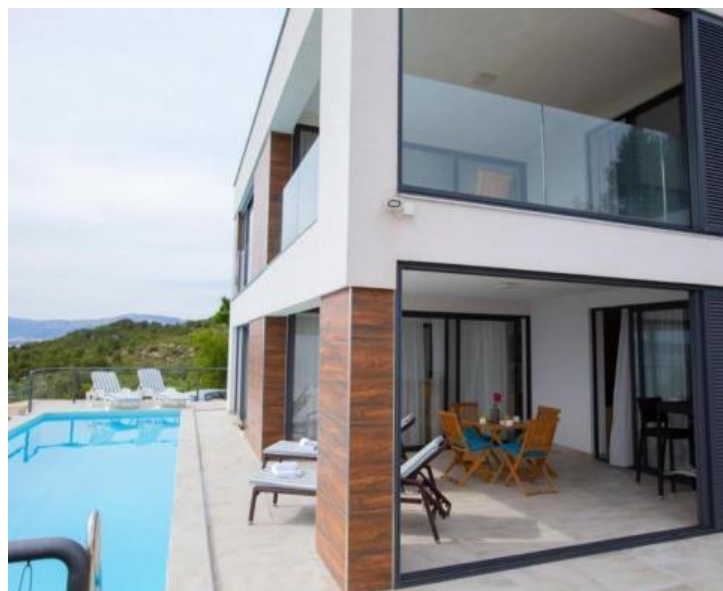
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