

# New development

## Solta, Dalmatia



|                         |                         |
|-------------------------|-------------------------|
| <b>Ref</b>              | RE-LB-IRO1642           |
| <b>Type</b>             | New development         |
| <b>Region</b>           | Dalmatia › Island Solta |
| <b>Location</b>         | Solta                   |
| <b>Front line</b>       | Yes                     |
| <b>Sea view</b>         | Yes                     |
| <b>Distance to sea</b>  | 5 m                     |
| <b>Floorspace</b>       | 254 sqm                 |
| <b>Plot size</b>        | 574 sqm                 |
| <b>No. of bedrooms</b>  | 3                       |
| <b>No. of bathrooms</b> | 3                       |
| <b>Price</b>            | € 1 500 000             |

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A luxury **1st line** resort surrounded by pristine Mediterranean nature on the magical island of Šolta!

The exceptional location next to the crystal clear sea, modern design and top-quality equipment are the perfect choice for those looking for the experience of living on an island.

Solta island is the closest to vibrant city of Split, it is connected to the mainland by regular ferry line, bringing autos, and yet, it is virgin and green.

Located on a land plot of 6,259 m<sup>2</sup>, this ambitious project consists of 7 modern villas that are a combination of elegance, luxury and contemporary design.

Completion of construction is expected in 2024.

The villas are located on a gentle slope, arranged in a cascade and facing the crystal clear sea, offering peace and privacy and a beautiful open view.

From state-of-the-art smart home technology to energy efficient systems, each villa is designed to meet the needs of the most demanding home owner.

Materials such as wood and marble are used in the interior decoration, complemented by an earthy palette of colors in order to achieve a perfect ambience that exudes warmth and refinement.

The kitchen and living room are perfectly connected to the outdoor area with the pool and the lounge and barbecue area, which provides the perfect opportunity to enjoy the outdoors with a beautiful view of the Adriatic Sea.

This project is strategically located in one of the most desirable and picturesque areas of the island of Šolta and aims to create a peaceful oasis for future owners who want to enjoy luxury and privacy.

Three villas A, B and C are detached, and villas C, D, E and F are semi-detached villas.

The construction of villas has started, and the planned prices per villa in pre-sale are as follows:

### 1st line villas

VILLA A: land area: 1,531 m<sup>2</sup>, usable area of the villa: 828 m<sup>2</sup>; first row by the sea, 6 bedrooms.  
PRICE: €3,900,000

VILLA B: land area: 1,337 m<sup>2</sup>, usable area of the villa: 481 m<sup>2</sup>; first row by the sea, 4 bedrooms  
PRICE: €2,700,000

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VILLA C: land area: 1,305 m<sup>2</sup>, useful area of the villa: 489 m<sup>2</sup>; first row by the sea, 4 bedrooms,  
PRICE: €2,700,000

### 2d line villas

VILLA D: land area: 574 m<sup>2</sup>, usable area of the villa: 251 m<sup>2</sup>; second row by the sea, 3 bedrooms  
PRICE: €1,500,000

VILLA E: land area: 574 m<sup>2</sup>, usable area of the villa: 254 m<sup>2</sup>; second row by the sea, 3 bedrooms  
PRICE: €1,500,000

VILLA F: land area: 500 m<sup>2</sup>, usable area of the villa: 220 m<sup>2</sup>; second row by the sea, 3 bedrooms  
PRICE: €1,500,000

VILLA G: land area: 535 m<sup>2</sup>, usable area of the villa: 228 m<sup>2</sup>; second row by the sea, 3 bedrooms  
PRICE: €1,500,000

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>:  
5906 €

Average price/m<sup>2</sup> of this type  
in this region:  
5906 €

Median price/m<sup>2</sup> of this type  
in this region:  
5906 €

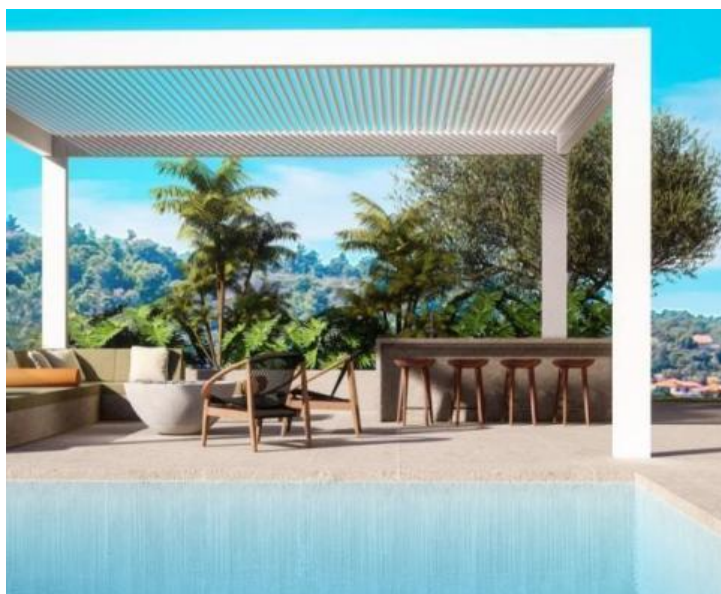
Average price/m<sup>2</sup> of this type  
in Croatia:  
4939 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
5000 €



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