

# Villa

## Solta, Dalmatia



<b>Ref</b>	RE-LB-IR01642-1
<b>Type</b>	Villa
<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

A new luxury 1st row resort surrounded by pristine Mediterranean nature in the magical town of Nečujam on the island of Šolta!

Solta is the nearest island to Split, and it is connected to Split ferryport by regular ferry lines, which carry people and autos.

In just 30 minutes you come from the centre of vibrant city to a peaceful green paradise of Solta!

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.

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.

Construction is supposed to be completed 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:

### Cheaper 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

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VILLA F: land area: 500 m2, usable area of the villa: 220 m2; second row by the sea, 3 bedrooms  
PRICE: €1,500,000

VILLA G: land area: 535 m2, usable area of the villa: 228 m2; second row by the sea, 3 bedrooms  
PRICE: €1,500,000

### More expensive villas:

VILLA A: land area: 1,531 m2, usable area of the villa: 828 m2; first row by the sea, 6 bedrooms.  
PRICE: €3,900,000

VILLA B: land area: 1,337 m2, usable area of the villa: 481 m2; first row by the sea, 4 bedrooms  
PRICE: €2,700,000

VILLA C: land area: 1,305 m2, useful area of the villa: 489 m2; first row by the sea, 4 bedrooms,  
PRICE: €2,700,000

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:  
5637 €

Median price/m<sup>2</sup> of this type  
in this region:  
5932 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
7957 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
6667 €



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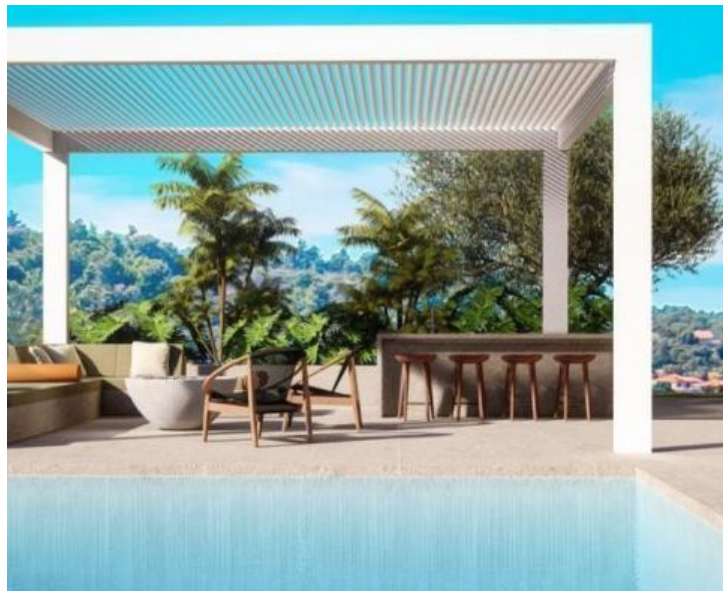
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