



Ref RE-LB-IRO1661

Type Villa

Region Dalmatia > Makarska

5

LocationBrelaFront lineNoSea viewYesDistance to sea500 mFloorspace386 sqm

Plot size 515 sqm No. of bedrooms 5

No. of bathrooms



Sensational new luxury villa with swimming pool in a very desirable location 500 meters from the sea and wonderful promenade in Brela!

Brela is an elite tourist spot on the Makarska Riviera known for its crystal clear sea and numerous pebble beaches located along the 7 km long promenade.

The famous Punta Rata beach with its striking "Breljan stone" in the sea is actually one of the most beautiful beaches in Croatia and a feature of this tourist region.

The area of this exceptional villa of modern architecture is 386 m2 distributed over the ground floor and two floors.

Inside the villa there are two completely separate residential units.

The ground floor and the first floor form one residential unit consisting of: kitchen and dining room, living room, toilet, fitness room with sauna and a spacious terrace with a large heated swimming pool.

An internal staircase leads to the first floor with 3 bedrooms, 3 bathrooms and a terrace.

On the second floor there is another residential unit consisting of: bedroom, bathroom, kitchen and dining room, living room and a spacious covered terrace where you can install a jacuzzi.

The villa is south-facing and offers an enchanting panoramic view of the sea and islands.

Outdoor parking for 4 cars is located on the north side of the land plot.

This elegant and modern property is currently nearing completion of all works and is being sold unfurnished.

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.



Price per m² 4016 €

Average price/m² of this type in this region: 3694 €

Median price/m² of this type in this region: 3656 €

Average price/m² of this type in Croatia: 4347 € Median price/m² of this type in Croatia: 3859 €

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