

# Villa

## Brela, Dalmatia



<b>Ref</b>	RE-Lb-IRO1662
<b>Type</b>	Villa
<b>Region</b>	Dalmatia > Makarska
<b>Location</b>	Brela
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Floorspace</b>	302 sqm
<b>Plot size</b>	736 sqm
<b>No. of bedrooms</b>	5
<b>No. of bathrooms</b>	5
<b>Price</b>	€ 1 920 000

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Phenomenal modern elegant villa in an attractive location in the elite tourist resort of Brela on the Makarska Riviera, only 500 meters from the crystal clear sea, wonderful beaches and 7 km long promenade. The famous Punta Rata beach with its striking "Breljan stone" in the sea is one of the most beautiful beaches in Croatia and a feature of this tourist region.

The gross area of this WOW-effect villa is 302 m<sup>2</sup>, and it is being built on a land plot of 736 m<sup>2</sup>.

The villa consists of a basement, ground floor and first floor.

Basement: open-concept kitchen with dining room and living room, storage room. The living area is connected to a spacious terrace, swimming pool and sunbathing area.

Ground floor: hallway, 3 bedrooms, 3 bathrooms, terrace.

First floor: kitchen with dining room and living room, toilet, pantry, 2 bedrooms and 2 bathrooms, uncovered and covered terrace.

The villa is south-facing and offers a beautiful panoramic view of the sea and islands.

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

The property is decorated with a refined and elegant design of straight lines, and special attention is paid to functionality in order to create a comfortable and attractive space.

Construction is expected to start at the beginning of 2024, and the planned completion is at the end of 2024.

The villa is sold without furniture.

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>:  
6358 €

Average price/m<sup>2</sup> of this type  
in this region:  
3694 €

Median price/m<sup>2</sup> of this type  
in this region:  
3656 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4345 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3850 €



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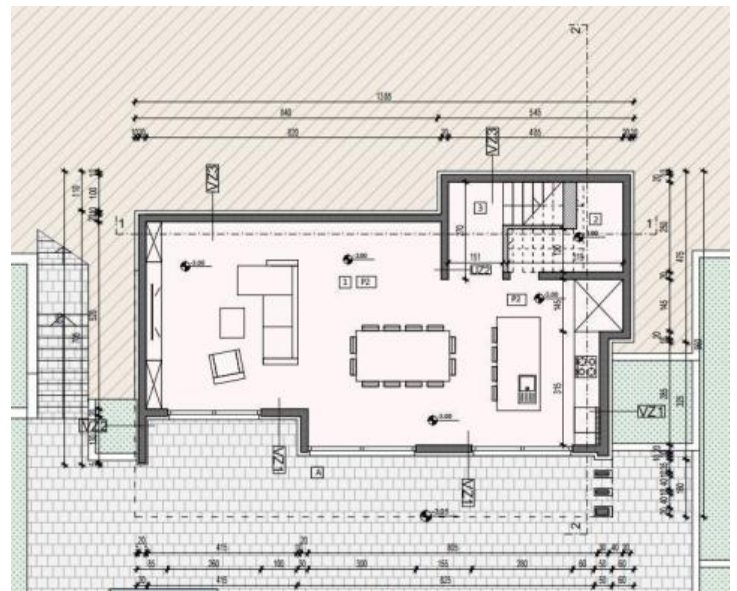
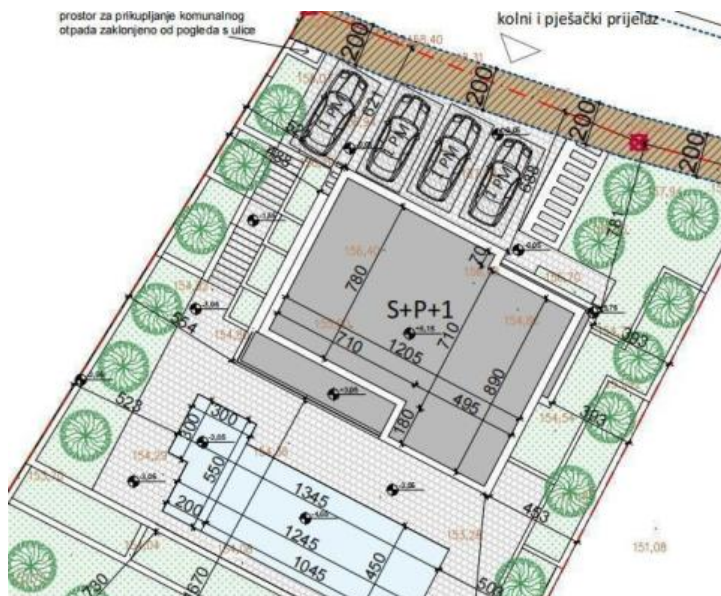
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