

# Villa

## Zadar, Dalmatia



<b>Ref</b>	RE-LB-IRO1671
<b>Type</b>	Villa
<b>Region</b>	Dalmatia > Zadar
<b>Location</b>	Zadar
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	600 m
<b>Floorspace</b>	191 sqm
<b>Plot size</b>	335 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 600 000

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Elegant villa under construction on the island of Vir in a great location 600 meters from the sea and the beach. The island of Vir is 25 km away from the city of Zadar and is connected to the mainland by a bridge to the mainland, so it can be considered a peninsula.

It is one of the 300 islands and islets of the beautiful Zadar archipelago.

The villa with a living area of 191 m<sup>2</sup> is under construction and is located on a plot of land of 355 m<sup>2</sup>.

It consists of ground and first floor. On the ground floor there is a kitchen with a dining room, a living room, a bedroom with its own bathroom, a second bedroom, a second bathroom, an entrance hall and a terrace.

On the first floor there is a large kitchen with a dining room and a living room, a bedroom, a bathroom with a laundry room, an entrance hall and a large terrace.

A swimming pool with salt sea water with an area of 19.65 m<sup>2</sup> and a depth of 1.3 m is planned. Next to the pool there will be a machine room for the pool technology, which will also house the internal unit of the heat pump. The rooms will be heated and cooled with the installation of wall-mounted split air conditioners and pellet fireplaces.

There is a building permit for the house with all fees paid for the communal contribution, water contribution and electricity connection.

This elegant, modern villa was designed by the renowned architectural studio 4uHa from Zagreb.

The construction of the villa has not yet started, so it is currently possible to buy land with a project and building permit at a price of €350,000.

The price of the finished house with a use permit is €600,000.

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>:  
3141 €

Average price/m<sup>2</sup> of this type  
in this region:  
4474 €

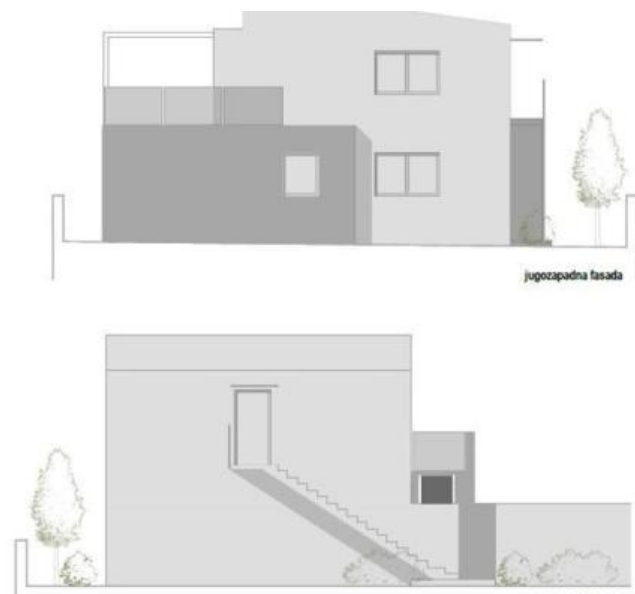
Median price/m<sup>2</sup> of this type  
in this region:  
4061 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4354 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3869 €

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PRIZEMLJE					
1.0.	ULAZNI PROSTOR	1	8,5	8,5	U
1.1.	DN. BORAVAK, KUH. I BLAG.	1	27,29	27,29	U
1.2.	KUPAONICA	1	5,38	5,38	U
1.3.	SP. SOBA	1	13,72	13,72	U
1.4.	PREDSOBLJE	1	1,53	1,53	U
1.5.	SP. SOBA	1	15,39	15,39	U
1.6.	KUPAONA	1	5,72	5,72	U
1.7.	VANJSKO SPREMIŠTE	0,5	3,8	1,9	V
1.8.	NATKRIVENA TERASA	0,5	15,39	7,695	V
PRIZEMLJE NETO UKUPNO			96,72	77,53 - U	9,595 - V
POTKROVLJE					
2.1.	HOONIK	1	4,94	4,94	U
2.2.	GARDEROBA	1	2,85	2,85	U
2.3.	KUPAONA	1	5,73	5,73	U
2.4.	SPAVAĆA SOBA	1	12,27	12,27	U
2.5.	DNEVNI BORAVAK	1	14,69	14,69	U
2.6.	KUH. I BLAG.	1	15,14	15,14	U
2.7.	NENATKRIVENA TERASA	0,25	39,12	9,78	V
POTKROVLJE NETO UKUPNO – unutrašnji prostor			94,74	55,62 - U	9,78 - V
UKUPNO: zatvoreni/unutarnji prostor			133,15	133,15	

