

Villa

Primosten, Dalmatia



Ref	RE-LB-IRO1991
Type	Villa
Region	Dalmatia › Sibenik
Location	Primosten
Front line	No
Sea view	Yes
Distance to sea	300 m
Floorspace	250 sqm
Plot size	550 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	€ 940 000

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Nestled in the serene outskirts of Primošten, a mere 300 meters from the crystalline sea and a delightful 750 meters from the heart of town, rests this exquisite property.

Spread across a generous 550-square-meter land plot, this villa, currently in its raw construction phase, promises a total area of 250 square meters over two floors.

The ground floor hosts a garage, technical quarters, a wellness retreat, and a sleek, modern kitchen seamlessly connected to the dining area and a commodious living space. Outside, plans unveil a summer kitchen and a dazzling swimming pool, poised to become havens for relaxation and blissful leisure.

Ascend an internal staircase to the upper level, where four spacious bedrooms await, each boasting its own private bathroom and dressing area, alongside a handy storage space and a well-appointed hallway. The pièce de résistance, the master bedroom, opens onto a sprawling 22-square-meter terrace adorned with a pergola, offering vistas of tranquility.

Crafted with meticulous attention to detail, only the finest materials and fittings grace this villa, ensuring a standard of luxury and comfort beyond compare.

Equipped with underfloor heating via a cutting-edge heat pump, a bespoke cooling system, and solar panels for eco-conscious water heating, this villa even features an electric car charging point within the garage.

Offered at a turnkey price, the discerning buyer holds the reins to tailor the selection of materials and fittings to their desires and needs, in collaboration with the esteemed contractor.

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 m²:
3760 €

Average price/m² of this type
in this region:
4949 €

Median price/m² of this type
in this region:
4371 €

Average price/m² of this type
in Croatia:
4343 €

Median price/m² of this type
in Croatia:
3846 €

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