

PRIVATE MANOR “VILLA BANCHETTI” IN CROATIA

A STONE VILLA ON A PLOT OF OVER 1 HA AT THE FIRST LINE SEA FRONT WITH A DIRECT ACCESS TO THE SEA



A PLACE FOR THOSE WHO VALUE AN EXCEPTIONAL LEVEL OF PRIVACY, BEAUTY OF UNSPOILT NATURE, MILD CLIMATE, SPLENDID SCENERY, TRANQUILITY, CLEAR SEA AND SAND BEACH

Location:

Tisno, Croatia

Two airports within 45 min drive

Zadar airport – 56 km

Split airport – 111 km



Land plot:

10.000 m² on a gentle slope to the sea
Land plots: 314/1, 314/2, 1267/2, 1271/2

the land plot includes:

ancient stone villa with a floor area of 540 m²

vineyard, olive grove, fruit trees

sports ground

access to the sea, sand beach and a private pier

overlooking the town of Betina and part of the Kornati National Park

Project holder:

Legal entity in Croatia

Purchase price: EUR 3.000.000

Photos of the property





CONSTRUCT YOUR DREAM / CONDITIONS FOR RECONSTRUCTION THE FACILITY

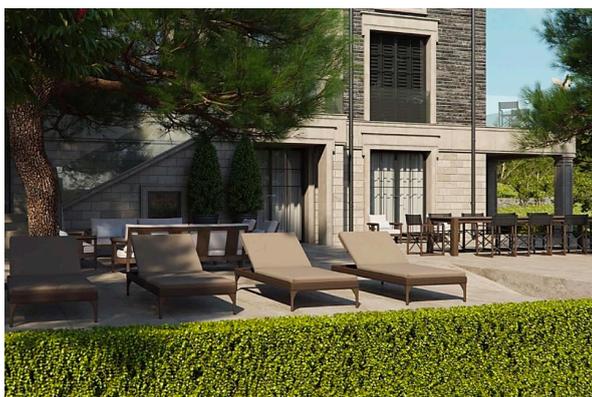
Restriction:

in Croatia, there are certain restrictions on construction:
the new house must not exceed the size and height of the existing house.

gross floor area may not exceed 540 m²

Possibilities:

possible to build two accompanying buildings, each 50 m²
for example SPA & Fitness, Staff house etc.



Terms and Conditions:

All information given is based on data that has been disclosed to us by the owner. Austria Real GmbH cannot therefore guarantee the accuracy of this information. This offer is only intended for the recipient, is to be treated confidentially and may not be made available to third parties. If a contract is concluded as a result of unauthorized disclosure, you are obliged to pay us compensation in the amount of the commission that would have been incurred in the event of success. Of course, the obligation to pay commission only arises when the legal transaction brokered by us comes about. We would like to point out that in the event of the purchase of the property listed above, you will have to reckon with the following additional costs in Austria:

- 3.5% real estate transfer tax
- 1.1% registration fee
- approx.* 1,5 % for the establishment, fiduciary execution and land registry processing of the purchase contract plus VAT (guideline value*, to be negotiated with a lawyer)
- **3% agency commission to Austria Real GmbH**

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