

# Villa

## Slano, Southern Dalmatia



<b>Ref</b>	RE-LB-IRO30071
<b>Type</b>	Villa
<b>Region</b>	Southern Dalmatia > Dubrovnik
<b>Location</b>	Slano
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	5 m
<b>Floorspace</b>	214 sqm
<b>Plot size</b>	692 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 1 800 000

### Beachfront 3-Level Villa in Slano - Stunning Sea Views & Direct Sea Access!

Located **right on the waterfront** in Slano, this **3-level villa (214 m<sup>2</sup>)** sits on a **692 m<sup>2</sup> land plot** with a **cascading descent to the beach and boat moorings**.

This exceptional property offers **direct beach access**, terraces, **free private parking**, and **free WiFi**. On sunny days, guests can enjoy the villa's **outdoor fireplace**, **BBQ area**, or simply relax and take in the breathtaking sea views. The villa is fully equipped with **air conditioning** for ultimate comfort.

#### Property Features:

- **3 Bedrooms**
- **2 Living Rooms**
- **Fully Equipped Modern Kitchen** (Dishwasher, Oven, etc.)
- **2 Bathrooms** (with a bathtub)
- **Flat-Screen TV**
- **Extra house of 50 sq.m. which can be used as space for guests or personnel**
- **Magnificent terraces overlooking the sea**

Enjoy **alfresco dining on the private patio** using the built-in **BBQ**, or spend the day outdoors in the villa's **scenic picnic area**.

Villa is being used for renting, with 4\*\*\*\* category and excellent review on booking.com (9.5 score).

A rare opportunity for a **seaside retreat** with unbeatable views and direct beach access!

Legal note:

The villa is company-owned.

The price of 1,8 mio euro is applicable in case of company purchase

The price of 2,1 mio euro applies to property purchase without the company.

EXTRA - The Seller is also selling 1693 sq.m. of agro land across the street. Price is 33 860 eur.

It can be used for extra parking, gardening.

The Seller would ideally sell both properties together.

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>:  
8411 €

Average price/m<sup>2</sup> of this type  
in this region:  
11589 €

Median price/m<sup>2</sup> of this type  
in this region:  
9692 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
7957 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
6667 €

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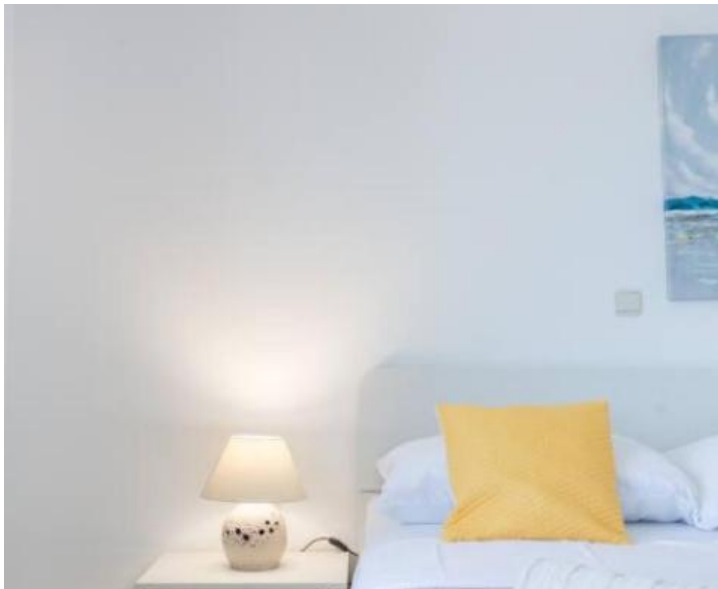
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