

# Villa

## Korčula, Southern Dalmatia



<b>Ref</b>	RE-D-47161
<b>Type</b>	Villa
<b>Region</b>	Southern Dalmatia › Island Korcula
<b>Location</b>	Korčula
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	200 m
<b>Floorspace</b>	256 sqm
<b>Plot size</b>	800 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	5
<b>Price</b>	€ 1 500 000

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Dream villa of Marco Polo!

Design winning modern luxury villa with sea views and swimming pool is located in Korčula town just 3 minutes walk from the old city walls and 200 meters from the sea and yachting moorings.

Having become an owner, you will be to walk along the stone paved streets of Korcula fortress every day. It is a perfect place to move to Korcula and spend 365 days a year on this paradise island.

Total surface of the villa is 256 sq.m. plus 100 sq.m. of terraces and balconies.

The building consists of a ground floor and two floors.

The open-plan salon with kitchen and dining area is 45 m<sup>2</sup>.

Besides that, villa offers **total of four bedrooms and five bathrooms**, further contains a **garage, sauna, gym, playroom, separate studio apartment, outdoor kitchen, outdoor dining room, engine room, pantry, laundry** and dressing room.

One of the special features of the villa is a **large spacious swimming pool of 54 sq.m.** overlooking the sea and red tiled roofs around.

An additional advantage of this villa is the environment in which the facility is located, and nearby is the city forest park Hober.

Such a luxurious, newly built, superbly equipped, modernly designed villa, made of high quality materials, is truly a rarity within the conservation area of Korcula, and when you consider the overall comfort it provides, this facility is truly an exceptional opportunity to buy.

The villa was completed in late 2020 and is fully ready for use.

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>:  
5859 €

Average price/m<sup>2</sup> of this type  
in this region:  
5759 €

Median price/m<sup>2</sup> of this type  
in this region:  
5299 €

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

Median price/m<sup>2</sup> of this type  
in Croatia:  
3846 €



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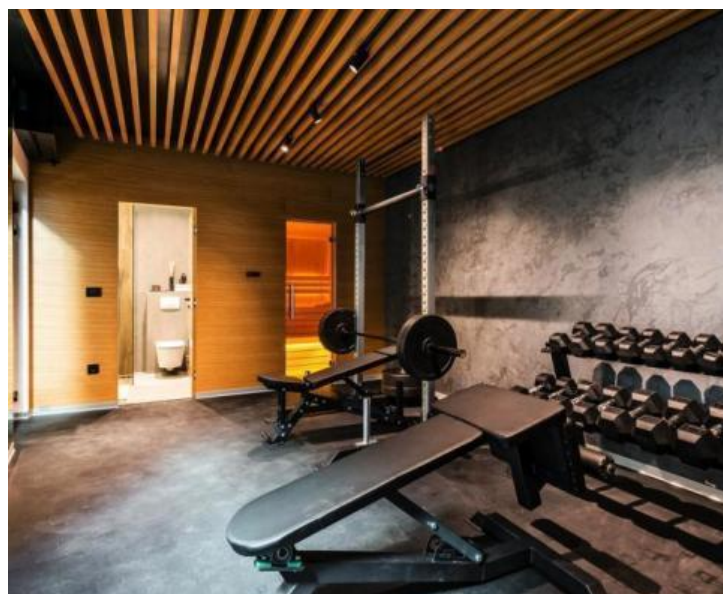
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