

Villa

Dubrovnik, Southern Dalmatia



Ref	RE-LB11191
Type	Villa
Region	Southern Dalmatia > Dubrovnik
Location	Dubrovnik
Front line	Yes
Sea view	Yes
Distance to sea	1 m
Floorspace	162 sqm
Plot size	1240 sqm
No. of bedrooms	3
No. of bathrooms	2
Price	€ 2 100 000

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Unique waterfront stone villa on a wonderful island in close vicinity to Dubrovnik!

Direct access to a lovely private rocky beach platform between the cliffs.

Villa benefits magnificent sea views, lovely secluded bays nearby, virgin pine wood vicinity!

Wonderful traditional style villa of 162 sq.m. in total on a spacious and very private land plot of 1240 sq.m. with forest and Mediterranean vegetation around.

The surface of villa is divided into two floors (the ground floor and the first floor).

Property offers three bedrooms and two private bathrooms, a fully equipped kitchen, an outdoor dining area, and a vast living room with access to a large terrace overlooking the sea. The opening scenery is fantastic, it is a dream panorama of sea and distant mountains.

A private beach entrance is just in the front of this unique house, accessible by the stairs, providing a completely restful and intimate experience of the lovely crystal blue sea and Mediterranean coastline.

It is also possible to build a swimming pool on the property without any additional permit required.

This unique location just a few hundred meters from village infrastructure allows you to be close to amenities and still perfectly isolated.

You can take a regular ferry and be in the centre of Dubrovnik within less than an hour.

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:
12963 €

Average price/m² of this type
in this region:
11589 €

Median price/m² of this type
in this region:
9692 €

Average price/m² of this type
in Croatia:
8057 €

Median price/m² of this type
in Croatia:
6626 €

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