

# Villa

## Dubrovnik, Southern Dalmatia



<b>Ref</b>	RE-LB-IRO1335
<b>Type</b>	Villa
<b>Region</b>	Southern Dalmatia › Dubrovnik
<b>Location</b>	Dubrovnik
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	100 m
<b>Floorspace</b>	250 sqm
<b>Plot size</b>	500 sqm
<b>No. of bedrooms</b>	3

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**No. of bathrooms**

2

**Price**

€ 850 000

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**ATTENTION! Three villas for sale separately or altogether!**

**Promo price 850,000 euros for villa 1!**

**The price is 900,000 and 950,000 euros for villas 2 and 3!!**

Complex of three new villas in dalmatian style in a quiet village Zaton Veliki, the suburb of Dubrovnik ideally suited for family rest.

In the territory of the complex there is own swimming pool, in each villa there are independent air conditioning systems, satellite television, wireless Internet and phone, video and audio centers with a collection of movies and library in Russian, modern completely equipped kitchens.

Each country house has individual interior design and is equipped with new Italian furniture.

From all balconies and terraces the beautiful view of the gulf opens.

The villas are located in a lonely place and border with the massif of the relict Mediterranean pine.

Distance to the next beach in the silent gulf is not more than 100 meters, to the rocky coast of the high sea is about 200 meters, to the center of the settlement, where some small restaurants, post and tourist office are located, is about 300 meters.

The villas have enough parking places in the territory.

The first villa- VILLA 1.

On the first floor of the villa there are: a bedroom for two persons with a double bed (a children's bed on demand), a drawing room with a fireplace, a kitchen with a big dining table, a shower with a toilet. There is a big terrace overlooking the gulf and a platform for barbecue.

On the second floor – 2 bedrooms with double beds (one with a fireplace), a bathroom with a toilet and a shower, a big loggia overlooking the sea.

The washing machine is installed in the utility room which is on the ground floor of the house.

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The second villa - VILLA 2.

On the first floor of the villa there are: a bedroom with a double bed, a kitchen with a big dining table, a drawing room with a fireplace, a shower with a toilet. There is a big terrace with a balcony on building perimeter overlooking the sea.

On the second floor - three bedrooms with double beds, including one with a fireplace, a bathroom and a wardrobe (a children's bed on demand). On the floor there is one more shower with a toilet on two bedrooms.

Besides on the first floor of the villa an apartment with a double bed with a separate entrance, own mini-kitchen and a shower with a toilet and also utility rooms are located.

The third villa - VILLA 3.

On the first floor of the villa there are: 2 bedrooms with double beds, a kitchen with a big dining table, a drawing room with a fireplace, a shower with a toilet and a separate toilet. There is a big terrace with a balcony on the building perimeter and a view of the sea.

On the second floor - two bedrooms with double beds (a children's bed on demand), two bathrooms with toilets and big terraces.

On the first floor of the villa a garage with utility rooms are located.

Zaton Veliki is the historically favourite place of the Croatian aristocracy having a centuries-long history. In the settlement there are small nice restaurants where it is possible to enjoy the Mediterranean kitchen and local wines. Except small restaurants in the settlement there is a post, ATM, two supermarkets, a church of 18th century, a moorage for yachts of any size from which it is possible to make numerous sea excursions. The monument of the world cultural heritage - Dubrovnik is in only 15 minutes of driving.

Villas are used for rental purposes.

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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