

# House

## Dubrovnik, Southern Dalmatia



<b>Ref</b>	RE-LB-IRO1709
<b>Type</b>	House
<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>	90 sqm
<b>Plot size</b>	440 sqm

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**Price**

€ 615 000

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Great investment property in Dubrovnik with sea views, only 100 meters from the sea in Gruz area. It is a house for renovation in an attractive location .

The living area of the house is 90 m2, and it is located on a land plot of 440 m2.

The property requires renovation and the construction and extension of the house to an additional floor and attic is allowed.

There is a driveway to the house, and a garage can be built on the land.

The attractive location in one of the most desirable cities in Europe gives this property enormous potential and makes it a safe investment in tourism.

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>:  
6833 €

Average price/m<sup>2</sup> of this type  
in this region:  
8869 €

Median price/m<sup>2</sup> of this type  
in this region:  
6121 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2884 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2589 €



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