

House

Dubrovnik, Southern Dalmatia



Ref	RE-LB-IRO1732
Type	House
Region	Southern Dalmatia › Dubrovnik
Location	Dubrovnik
Front line	No
Sea view	Yes
Distance to sea	350 m
Floorspace	962 sqm
Plot size	841 sqm
Price	€ 4 300 000

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Unique newly built modern building in the heart of Dubrovnik!

The property has the **residential purpose with 4 residential units in all** and the adequate number of parking places in the underground garage.

The apartments are: 35m², 115 m², 153 m², 259 m² + basement/garage of 400 m².

The number of floors of the structure is: cellar + basement + ground floor + 1 floor + attic.

At the **northern part of the plot**, there is an auxiliary structure - a **swimming pool with a summer kitchen**.

The residential building is situated on the cadastre plot of land with the total surface of 841 m².

From the building to the Old City, an undisturbed pedestrian access is enabled, taking **10 minutes only**.

The road access is ensured directly from the road to the level of the underground garage within which the traffic at rest solved.

Along the eastern part of the plot, **by a single staircase, the pedestrian access** to the basement level (the main entrance to the residential part of the structure) is ensured, and further to the ground floor level (the secondary entrance, also a direct access to the swimming pool area).

In the front part there is a large green garden, and behind the building there is an outdoor swimming pool with a sunbathing area, a summer kitchen and a barbecue area.

The building is a combination of architectural and design solutions that exude refinement and the highest quality materials of the highest modern construction standards:

- The house is cooled and heated via ceiling units. Each room has its own unit. In the bathrooms there is underfloor heating and an electric ladder radiator.
- First-class materials are used during construction and furnishing (parquets, tiles, sanitary ware, mixers...).
- Schueco aluminum lock with mosquito nets and electric shutters.
- Designer furniture and lighting.
- There is an lift in the building.
- Completed installations for solar panels on the roof and electric charging stations in the garage.

All apartments meet high energy and safety standards and contain numerous functionalities of modern life.

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The price is 5 350 000 € - for the whole real estate, including VAT and 4 300 000 € - for the purchase of the Company, without VAT.

It is recommended to purchase the company.

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:
4470 €

Average price/m² of this type
in this region:
8869 €

Median price/m² of this type
in this region:
6121 €

Average price/m² of this type
in Croatia:
2883 €

Median price/m² of this type
in Croatia:
2590 €

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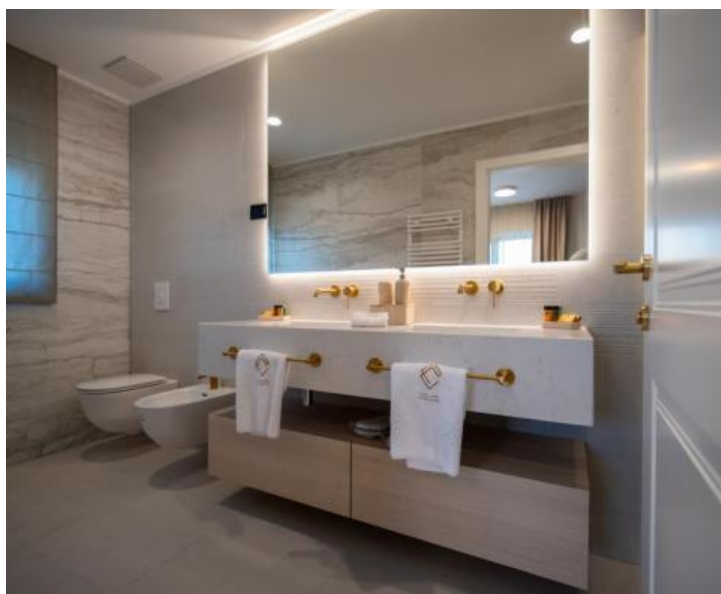
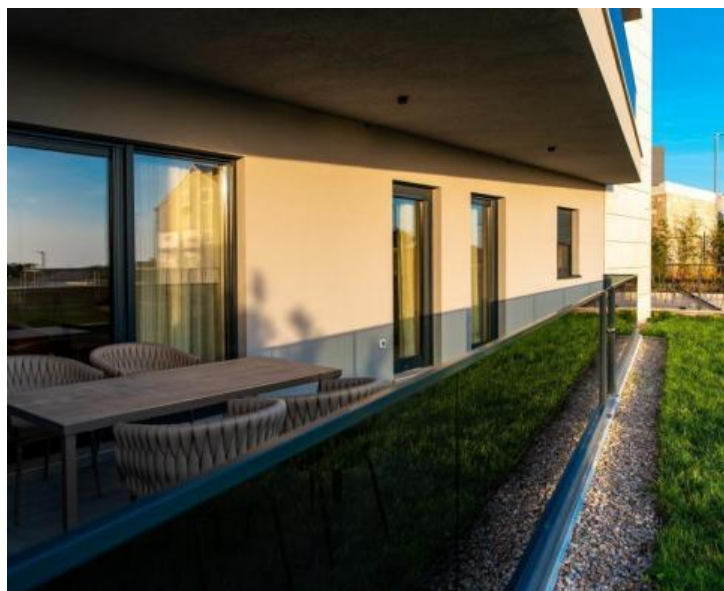
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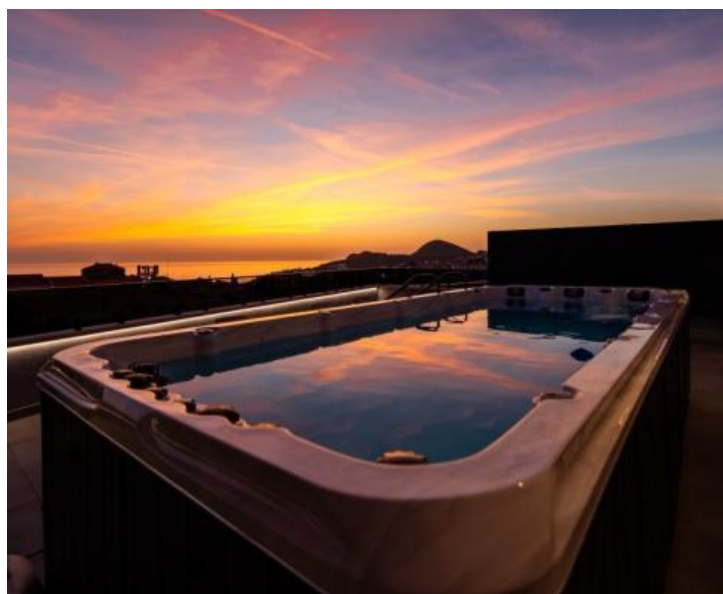
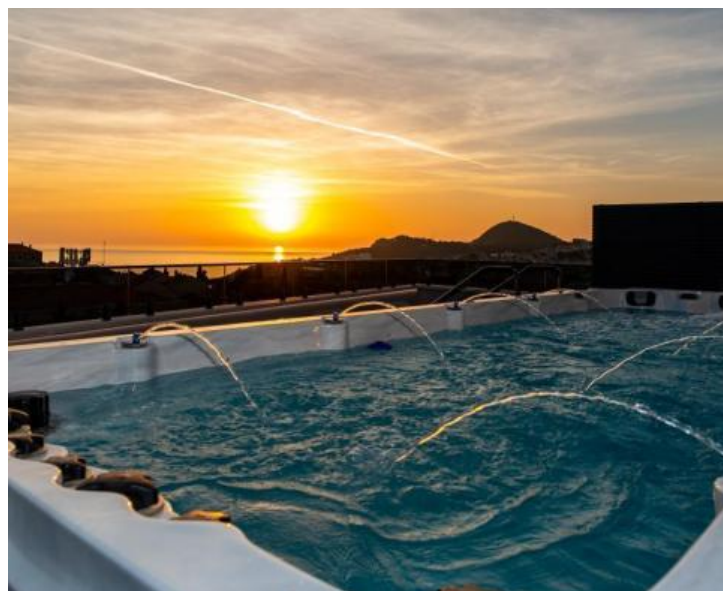
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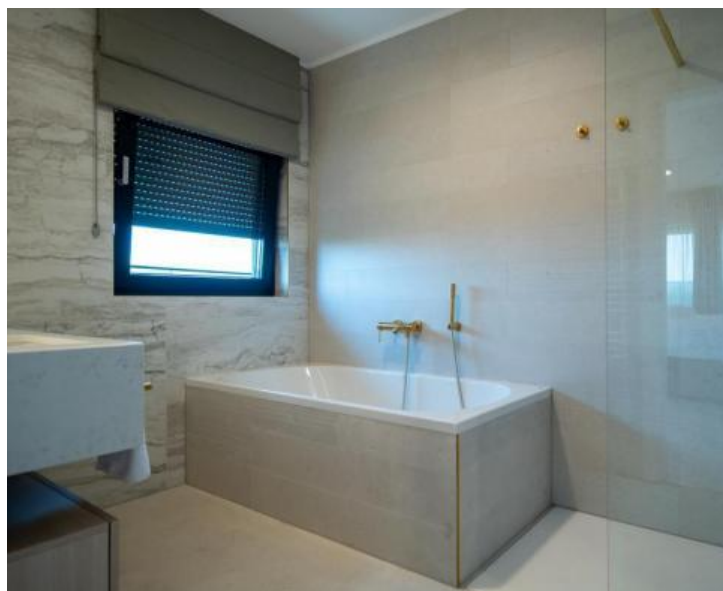
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