

# Villa

## Dubrovnik, Southern Dalmatia



<b>Ref</b>	RE-LB-IRO1760
<b>Type</b>	Villa
<b>Region</b>	Southern Dalmatia > Dubrovnik
<b>Location</b>	Dubrovnik
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	5 m
<b>Floorspace</b>	356 sqm
<b>Plot size</b>	2875 sqm

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<b>No. of bedrooms</b>	9
<b>Price</b>	€ 2 500 000

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In the tranquil embrace of Dubrovnik's bay, "Rijeka Dubrovačka," a luxurious stone villa graces the landscape, a mere 7 kilometers from the city center, adjacent to the luxury yachting marina, **on the 1st line to the sea!**

This singular estate, a unique gem near Dubrovnik, boasts a captivating panorama, a sprawling cascading garden, a commodious garage, and a mooring spot for a yacht within the marina's embrace.

Crafted from the enduring elegance of stone, the villa unfolds over three floors, encompassing a generous 356 square meters of living space. Nestled on a parcel of 2,875 square meters, enveloped by an artful stone wall, it stands as a testament to architectural finesse.

Surrounded by a vast Mediterranean garden, the villa is adorned with expansive terraces that offer unobstructed vistas of the marina below. Imbued with the essence of Dubrovnik's tradition, the house echoes the architectural aesthetics of its bygone era.

In addition to the main dwelling, a collection of smaller structures graces this impressive domain. A guest house, a summer kitchen with a fireplace, cellars, a servant's abode, storage chambers, and a few unreclaimed edifices on the periphery of the plot stand as echoes of history awaiting renewal.

The villa shelters a garage with space for three cars, a space that beckons for expansion, and an outdoor parking area capable of accommodating five more.

An opportunity unparalleled in its grandeur—a harmonious symphony of history and luxury awaits the discerning dweller.

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>:  
7022 €

Average price/m<sup>2</sup> of this type  
in this region:  
11589 €

Median price/m<sup>2</sup> of this type  
in this region:  
9692 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
7987 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
6714 €

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