

# House

## Dubrovnik, Southern Dalmatia



<b>Ref</b>	RE-LB20023
<b>Type</b>	House
<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>	180 sqm
<b>Plot size</b>	990 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 1 200 000

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Unique 1st line property of 3 apartments in Dubrovnik area!

Amidst the splendors of a coastal haven, where the house stands, ensconced in the embrace of panoramic sea vistas unfurling across multiple terraces on its noble countenance. A front garden, resplendent with the hues of Mediterranean blossoms, graces the dwelling, while to the rear, a sprawling expanse unfolds—a vast garden adorned with a hearth where flames dance in harmonious rhythm, beckoning gatherings beneath the open sky. In a rare display of warmth in the Dalmatian landscape, the abode boasts central heating, a rarity indeed, powered by the ethereal radiance captured through solar panels.

The land, a canvas of 990 square meters, hosts a commodious garden, an al fresco hearth, and a terrace. The dwelling itself, a testament to architectural poise, spans about 180 square meters, its essence echoing across two elevations.

Within these hallowed walls dwell three apartments.

The grander of the trio boasts two chambers, each adorned with a private sanctum.

The smaller kin, two in number, house a solitary chamber, accompanied by a petite kitchenette and a dining alcove.

The very breath of air within this dwelling is imbued with the cool tendrils of conditioned breeze. An abode for vehicular sanctity, a garage and a parking alcove stand guard, accommodating the carriage of three steeds. Beyond this bastion, an expanse unfolds, ripe with possibilities—be it an extension of the existing realm, the erection of a new sanctuary, or the crafting of additional spaces for living or storing treasures. In the front garden, where the whispers of the sea mingle with the fragrance of the earth, a canvas awaits the brushstroke of a pool's creation. The village, a realm adorned with the greenery of the Mediterranean, untouched by the hand of man, embraces the crystal-clear sea in its bosom. For those of an adventurous spirit, the locale unfurls pathways, trodden and untrodden, perfect for the pursuit of mountain-bound cycling adventures.

Behold, a rare juncture in the tapestry of time—a chance to claim a coastal dwelling in the vicinity of Dubrovnik and Cavtat!

Dubrovnik, a fabled realm, beckons with its tourist marvels. The walls of Dubrovnik, a veritable trademark of the city, stand sentinel, four to six meters in resolute thickness on the landward side, and a more modest demeanor facing the azure expanse. A tapestry of turrets and towers, born of the city's ancient wisdom, unfurls to safeguard its heart. Another gem in the crown of tourist allure is the Dubrovnik town gates—four in number, two leading the way to the cradling harbor, and two guiding the sojourners to the mainland beyond.

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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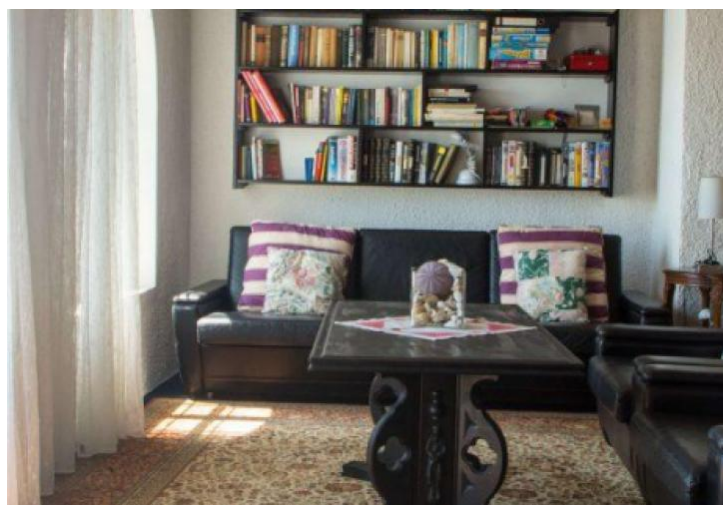
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Tel: +385 91 357 3071 Viber, Whatsapp  
adrionikainfo@gmail.com  
[www.adrionika.com](http://www.adrionika.com)

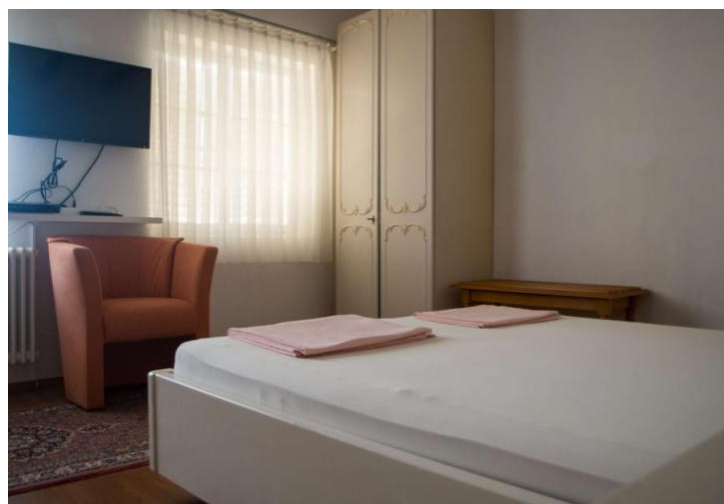
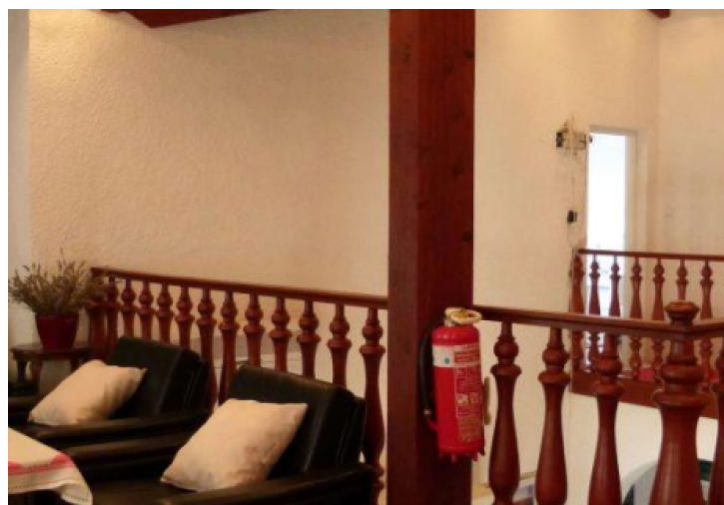
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