

# Villa

## Ston, Southern Dalmatia



<b>Ref</b>	AB-V-1000
<b>Type</b>	Villa
<b>Region</b>	Southern Dalmatia > Peljesac
<b>Location</b>	Ston
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	1 m
<b>Floorspace</b>	180 sqm
<b>Plot size</b>	455 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	4
<b>Price</b>	Price upon request

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### **NOTE of real estate agent: construction is not started yet.**

Offer of seafront village of cottages with 5-6 villas from 490 000 eur (turn-key price)!

Villas are about to start to be constructed!

The town of STON is famous for its many kilometers of fortress walls, salt fields and oysters!

One of the most popular locations at the beginning of Peljesac!

Green peaceful area populated since the beginning of times!

There is a project of a cottage community for 5-6 villas. The plots are located one after the other from the first line of the sea and higher.

The area of the plots, respectively: 770 m<sup>2</sup>, 610 m<sup>2</sup>, 529 m<sup>2</sup>, 501 m<sup>2</sup>, 455 m<sup>2</sup>, 574 m<sup>2</sup>.

Each building is provided with a swimming pool, a summer kitchen, parking for 4 cars.

Approximate layout of villas with an area of approximately 180-200 m<sup>2</sup>:

Lower level: living-dining room, kitchen, hall, bedroom, bathroom, guest bathroom, terrace.

Upper level: three bedrooms with bathrooms (one of them with a living area), a hall, a terrace.

It is possible to add an annex with two bedrooms, a bathroom, a bathroom and a spacious lounge with a kitchenette (for guests).

Great investment!

You can buy the project as a whole.

**Key to success of property market on Korcula is a Peljesac bridge. 300 mln euro had been already allocated for bridge construction. The bridge has to be 2,4 mln long to connect the end of Peljesac peninsula to Ploce area on the mainland. First works were started in the end of July 2018. Main contractor is China Road and Bridge corporation which won the tender due to lower prices and more attractive time-frame of construction. There is no secret that Chinese specialists have gained great experience recently in national road and rail development. And now this experience will be shared with Croatia.**

**Peljesac is a wonderful area well-known by it's wineries and wind-surfing opportunities at Kuciste and Loviste. This peninsula is about 80 km long from Ston to Loviste and it takes not less than 2,5 hours to get to the nearest airport of Dubrovnik. Orebic town on Peljesac is a ferry-port for Korcula connections, so that this area of Korcula island and Peljesac are closely tied together both economically and historically. For a long period of time due to remoteness and isolation of this region, very few real estate buyers were interested in Peljesac. However, bridge construction will boost the interest of investors and developers towards this area of Croatia. Now it is known for very moderate property prices for Croatia and it is right time to invest in Peljesac now before the**

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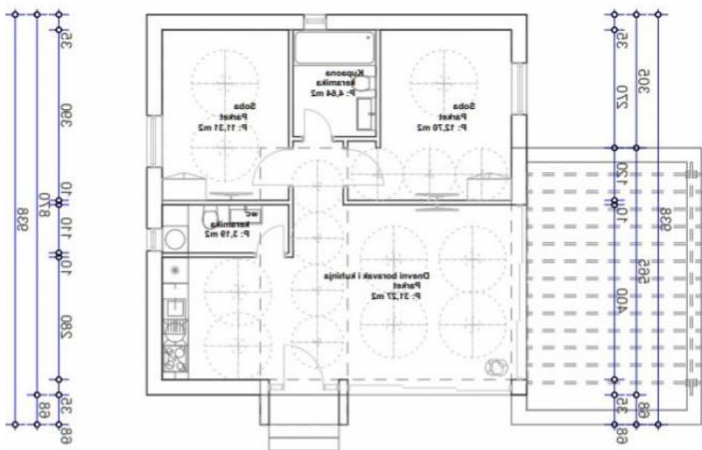
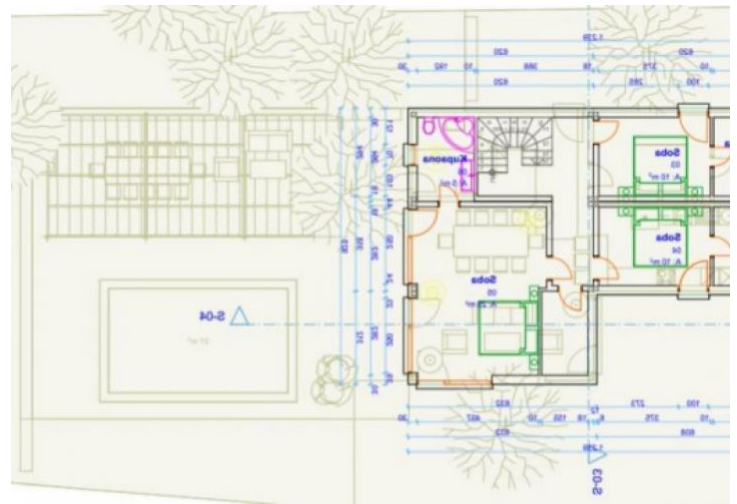
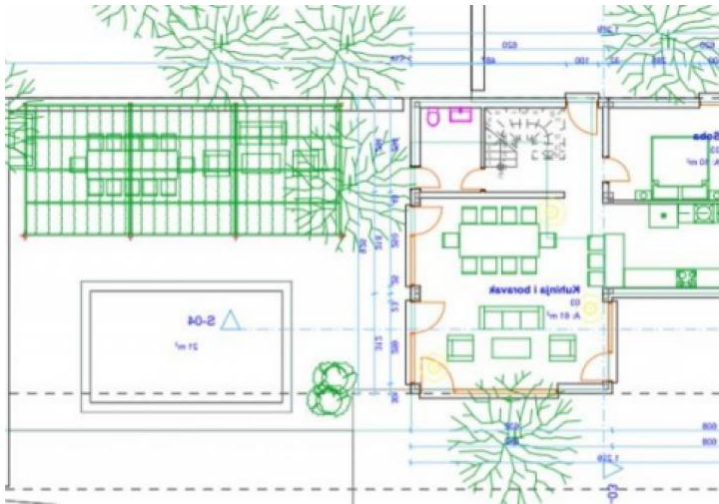
**completion of the bridge.**

**Bridges in Croatia become the starting point for regional development, infrastructure upgrade. They are bridges to the future and to success.**

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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