



Ref RE-LB11166

**Type** Villa

**Region** Southern Dalmatia > Dubrovnik

**Location** Dubrovnik

Front lineNoSea viewYesDistance to sea650 mFloorspace300 sqmPlot size950 sqm

No. of bedrooms 4 No. of bathrooms 5

**Price** € 1 875 000



Awesome modern villa in a quiet location in the region of Dubrovnik just 650 meters from the sea, with wonderful sea views and mountain air.

The living area is approx. 300 m<sup>2</sup> and is spread on three levels.

Layout is the following:

Ground floor: open-space salon with a modern kitchen with dining and living area, guest bathroom and a terrace.

Middle floor: hall, four bedrooms with bathrooms en-suite, each with balcony.

Attic: roof terrace with a wonderful sea view.

The villa is air conditioned and benefits storage room.

The land plot area is approx. 950 m<sup>2</sup> and you will find there is a beautiful mediterranean garden, a heated swimming pool with sunbathing area, a large terrace with outdoor dining zone and a garage for two cars.

#### **Price is 1,875 for a villa**. It is owned by a Company.

If the buyer wants to buy Company that owns this villa and the only purpose is rent the same villa. **The price** is 1,7 mio.

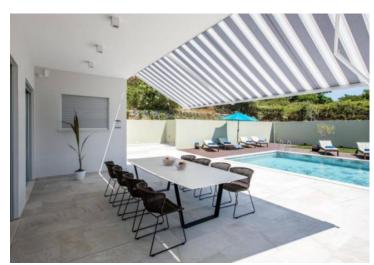
Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.





























#### Villa





















