

# Villa

## Dubrovnik, Southern Dalmatia



<b>Ref</b>	RE-LB11166
<b>Type</b>	Villa
<b>Region</b>	Southern Dalmatia › Dubrovnik
<b>Location</b>	Dubrovnik
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	650 m
<b>Floorspace</b>	300 sqm
<b>Plot size</b>	950 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	5
<b>Price</b>	€ 1 875 000

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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.



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