

# Villa

## Dubrovnik, Southern Dalmatia



<b>Ref</b>	RE-LB946
<b>Type</b>	Villa
<b>Region</b>	Southern Dalmatia › Dubrovnik
<b>Location</b>	Dubrovnik
<b>Sea view</b>	Yes
<b>Distance to sea</b>	200 m
<b>Floorspace</b>	360 sqm
<b>Plot size</b>	1000 sqm
<b>No. of bedrooms</b>	5

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**No. of bathrooms**

5

**Price**

€ 3 000 000

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**Fascinating luxury villa with swimming pool in a close suburb of Dubrovnik just 200 meters from the sea!**

**Panoramic sea views!**

Villa has total surface of 360 m2 and spacious land plot of 1000 m2 with parking zone for 3 cars. Land plot benefits swimming pool, relax terrace overlooking the sea.

Villa is offering to potential owner of this piece of real estate in Croatia:

- 5 bedrooms
- 5 bathrooms
- terraces with amazing sea view
- fully equipped modern kitchen
- glamorous salon with the entry to the terrace
- garden parvillion

Villa's particular features and equipment:

- floor heating
- solar panels
- air-conditioning
- jacuzzi baths
- Internet

### Level 1.

Entrance hall - 13,95 m2

Living room - 24 m2

Kitchen - 11 m2

Closet 1 - 25 m2

Bathroom - 6 m2

Terrace - 74 m2

Bedrooms 1 - 15 m2

Bedroom 2 - 14 m2

Fitness room - 20 m2

Utility room - 13 m2

Swimming pool storage room - 7 m2

Level one = 159,93 m2 + terrace 74 m2

### Ground floor.

Entrance hall - 14 m2

Living room - 62,9 m2

Kitchen - 13,24 m2

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Closet - 3,8 m2  
Toilet - 5,0 m2  
Terrace - 81,50 m2  
Ground floor total 98, 80 m2 + terrace 81,50 m2

### 1st floor.

Hall - 24 m2  
Bathroom1 - 10,46 m2  
Bathroom 2 - 10,46m2  
Balcony - 5 m2  
Bedroom 1- 16 m2  
Bedroom 2 - 13 m2  
Bedroom 3 - 20 m2  
First floor total 94,50 m2 + balconies 5 m2

Villa is fully furnished.

Officially categorized as a tourist object and is used for rental purposes.

Great rental potential!

Update of 27/11/2017

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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