

Villa

Elafiti, Southern Dalmatia



Ref	RE-LB959
Type	Villa
Region	Southern Dalmatia > Dubrovnik
Location	Elafiti
Front line	Yes
Sea view	Yes
Distance to sea	1 m
Floorspace	608 sqm
Plot size	5183 sqm
No. of bedrooms	8
No. of bathrooms	8
Price	€ 5 000 000

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Two fantastic new modern attached villas on the first line to the sea which can be united!
Enjoy isolated location on one of the islands near Dubrovnik, very close to the old City!
Benefit isolated descent to the beach, panoramic windows, swimming pool, breathtaking sea views and view over the neighbouring islands!

There are two solutions of purchase:

1/ Each attached villa has total area of 211 m² and land plot of 2828 m².

Villas have three levels each.

Ground floor - two large spaces for gym, home cinema, sauna, etc.

First floor - chimney-hall, dining area, kitchen, great terrace of 94 m², guest bedrooms with bathroom and guest wc.

Second floor - three bedrooms with bathrooms and terraces/balconies.

Terrace of the ground floor is opening to the swimming pool of 29 m².

Price is 3 mln euro per each villa.

2/ Two modern villas can be united into single villa with 608 m² surface and 5183 m² land plot.

Price for both villas is 5 000 000 eur.

We highly recommend purchasing both villas together to form a large isolated villa.

This two villas combination is ideal option for two friends, parents and adult children, brothers or a buyer who likes larger spaces to unite both parts of the villa into one gorgeous seafront domain.

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.

Property advantages:

Swimming pool

Gym

Sauna

Attached

Modern

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Price per m²:
8.224 €

Average price/m² of this type
in this region:
13.449 €

Median price/m² of this type
in this region:
12.963 €

Average price/m² of this type
in Croatia:
8.658 €

Median price/m² of this type
in Croatia:
7.143 €

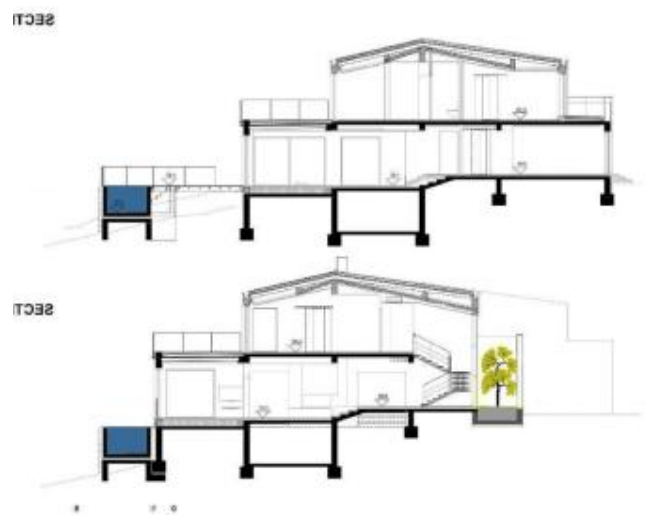
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BASE

MEZ. FLOOR AREA
 Terrace
 1. ROOM
 2. ROOM
 Terrace



FIRST

MEZ. FLOOR AREA
 Terrace
 1. HALL
 2. BATHROOM
 3. BATHROOM
 4. WARDROBE
 5. HALL
 6. BATHROOM
 7. BATHROOM
 8. BATHROOM
 Terrace
 Terrace
 1. TERRACE
 2. TERRACE
 3. BATHROOM



GROUND

MEZ. FLOOR AREA
 Terrace
 1. ENTRANCE HALL
 2. LIVING ROOM
 3. KITCHEN/DINING
 4. HALL
 5. LOBBY
 6. BATHROOM
 7. BATHROOM
 Terrace
 Terrace
 1. TERRACE
 2. TERRACE



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