

Villa

Elafiti, Southern Dalmatia



Ref	RE-LB962
Type	Villa
Region	Southern Dalmatia › Dubrovnik
Location	Elafiti
Front line	Yes
Sea view	Yes
Distance to sea	1 m
Floorspace	365 sqm
Plot size	1400 sqm

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No. of bedrooms	4
No. of bathrooms	5
Price	€ 3 500 000

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New ultra-modern villa with a swimming pool on one of the Elafiti islands near Dubrovnik with private access to the sea!

The area of the villa is 365 m². The plot is 1400 m². There is an additional pool house.

Lower level: four bedrooms with wardrobes, four bathrooms, halls, laundry, wine cellar, storage rooms.

Upper level: dining room with kitchen area, living room, guest bathroom, terrace facing the sea.

Distinctive features:

- panoramic glazing
- fireplace hall
- isolated private location
- private access to the sea
- a magnificent terrace of 75 m², which is a continuation of the salon
- wine cellar
- many auxiliary rooms
- pool
- heating pump on electricity + fireplace

The pool house has an area of 56 m² and a terrace of 41 m².

Completely finished and furnished.

Ready to move in.

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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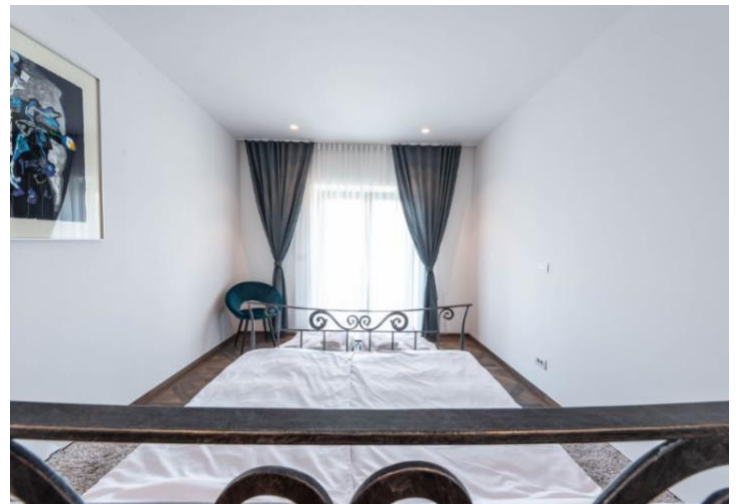
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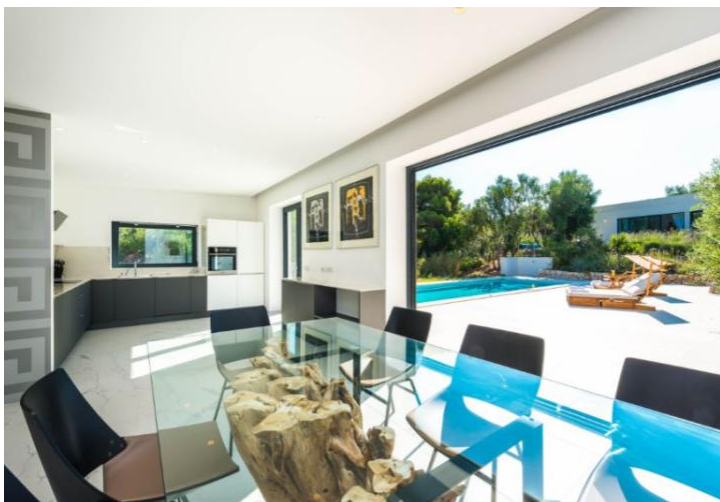
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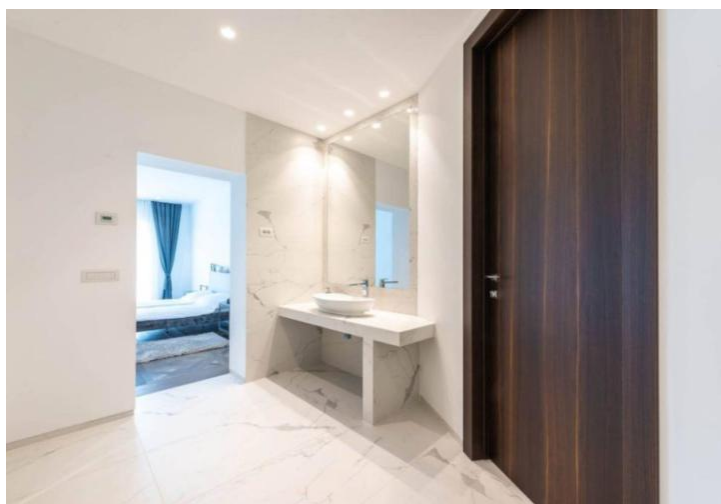
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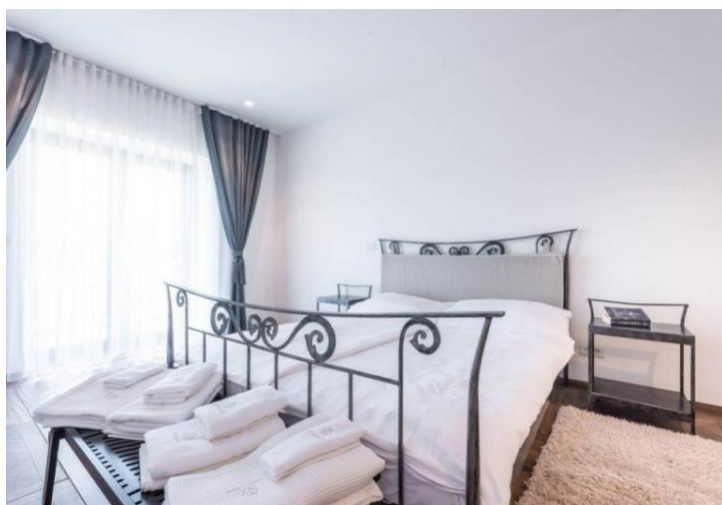
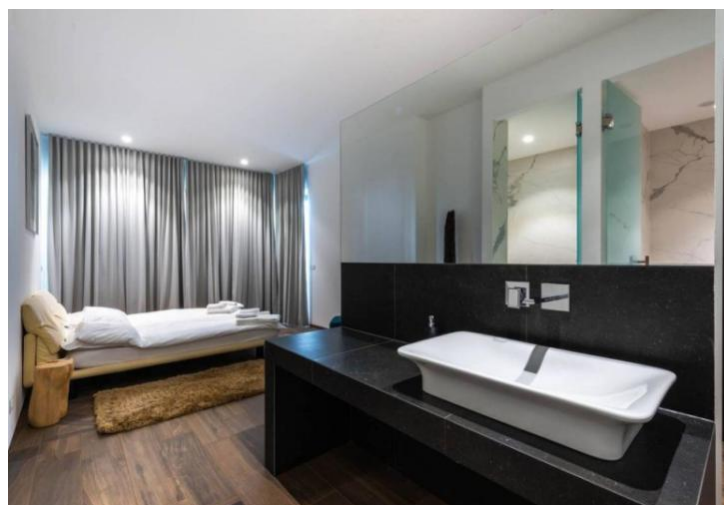
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