

Villa

Mokosica, Southern Dalmatia



Ref	RE-LB10178
Type	Villa
Region	Southern Dalmatia › Dubrovnik
Location	Mokosica
Front line	Yes
Sea view	Yes
Distance to sea	1 m
Floorspace	250 sqm
Plot size	1700 sqm

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Price

€ 1 300 000

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Villa meant for complete reconstruction on the FIRST sea line in Dubrovnik (Mokosica area) with a private pier for a boat up to 12 meters long.

The area of Mokosica is the perfect shelter for a yacht in the Dubrovnik area, not far from the city center! It was a beloved place of Croatian captains since the beginning of times. They were building their villas-palazzos on the shores of Mokosica bay and many of these villas (captainss houses) still constitute archictural style of South Dalmatia and Dubrovnik.

This is one of these seafront buildings with an area of 250 m2 and a relatively large plot of 1,700 m2. Between the sea and the building - there is a children playground.

The building requires complete renovation. It's age is 135 years. Not very old in comparison with many surrounding captain's villas but already with some history.

A large plot implies a variety of usage opportunities: there can be a swimming pool with a summer kitchen and a dining room, a barbecue area, a play area, a parking garage with a garage, and additional buildings. This is a great place for luxury villas for yachts owners.

Update on 09/11/2018

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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Price per m²:
5200 €

Average price/m² of this type
in this region:
11589 €

Median price/m² of this type
in this region:
9692 €

Average price/m² of this type
in Croatia:
8101 €

Median price/m² of this type
in Croatia:
6667 €

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