

House

Dubrovnik, Southern Dalmatia



Ref	RE-LB-393
Type	House
Region	Southern Dalmatia › Dubrovnik
Location	Dubrovnik
Distance to sea	100 m
Floorspace	172 sqm
No. of bedrooms	4
No. of bathrooms	3
Price	€ 950 000

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HOT SALE!

Price went down from 1 150 000 eur to 950 000 eur!

JUST UNIQUE property in Dubrovnik Old City!

Beautiful renovated house of 172 m2 with wonderful view over Dubrovnik in the very heart of the city!

It is situated in a quiet street 100 meters away from Stradun (Placa) and 100 meters away from the Old Port and the Adriatic Sea.

Stradun, The Church of St Blaise, Dubrovnik Cathedral, Orlando's Column and Sponza Palace (all focal points of Dubrovnik Old Town) are 50-100 meters away from the house.

Boasting a superb location on one of Dubrovnik's quiet streets, this incredible four bedroom house is generously arranged over four floors.

This beautiful house offers bespoke and stylish interiors and was recently completely refurbished to the highest standard.

The vendors have completed extensive refurbishment to the house enhancing and retaining all the wonderful period features such as natural stone interior from 16th century, beautiful original old windows, whilst incorporating all the modern comforts of 21st century living.

House has four levels:

Ground Floor - an entrance hall, corridor, one bathroom, built in sideboard to one end houses the washing machine, tumble dryer and storage cupboard with heating and cooling systems.

First Floor - two double bedrooms, one of them is currently being used as study.

Second Floor - master bedroom, second bedroom (used as large walk-in closet), and master bathroom with large shower cabin.

Third Floor - charming living -family room and a bespoke kitchen built in pale oak under a granite work surface, two sinks, modern Miele appliances.

Fourth Floor - gallery with built-in walnut library, sitting area with beautiful view over Dubrovnik Old Town, king size bed, Media system and bathroom.

House also includes central heating and cooling system. It also includes original (newly made according to old drawings) wooden window shutters - both inside and outside.

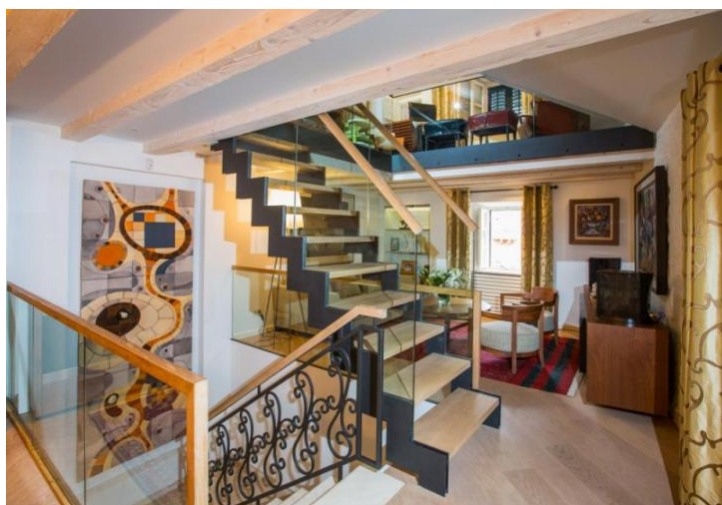
Most of the original features remain including original 16th Century Stone stairs. The plaster coving, cornicing and wood panelling has been replaced throughout.

Update of 10/07/2019

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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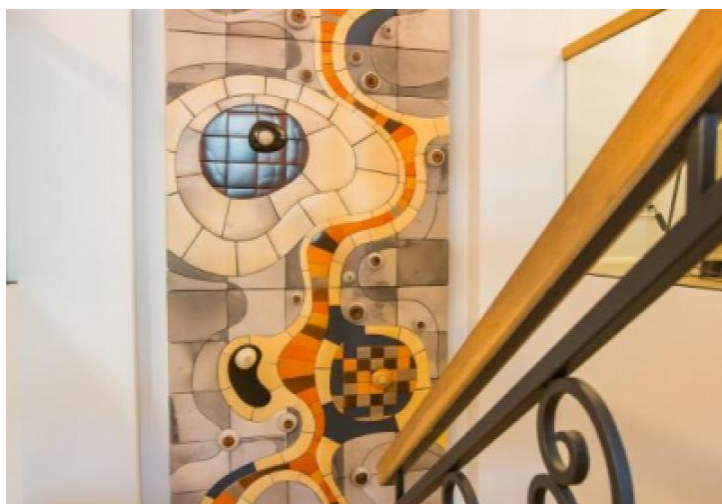
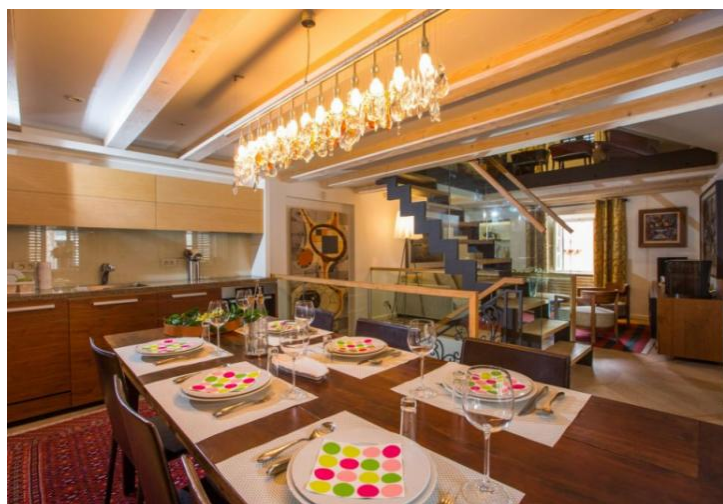
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