

# Villa

## Korcula, Southern Dalmatia



<b>Ref</b>	RE-LB-IRO2644
<b>Type</b>	Villa
<b>Region</b>	Southern Dalmatia > Island Korčula
<b>Location</b>	Korcula
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	80 m
<b>Floorspace</b>	250 sqm
<b>Plot size</b>	535 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 1 687 500

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Price fell!

Old price was 1 875 000 eur, new price is 1 687 500 eur!

This luxurious villa is nestled in a tranquil bay on the southern side of Korčula, one of the few remaining places where unspoiled nature and complete privacy come together.

Positioned on a gentle slope just 80 meters from the sea (as the crow flies), the property offers unobstructed views of the bay. The historic town of Korčula is approximately a 25-minute drive away.

The villa features 250 square meters of interior living space, complemented by 120 square meters of terraces and a 36-square-meter swimming pool. The total land size is 535 square meters.

The entrance to the villa is from the street level and leads to a multilevel terrace that includes the pool, sun deck, and a summer kitchen, all seamlessly integrated into the Mediterranean landscape.

Inside, the home opens into a striking open-concept space that combines the kitchen, dining area, and living room. Ceilings soar up to six meters high, creating a sense of spaciousness and light.

The ground floor also includes a guest restroom and a flexible space that can be used as a wine cellar, wellness area, or private gym—tailored to the preferences of the future owner.

Three-meter-wide sliding glass doors connect the living area with the outdoor terrace and pool, erasing the boundaries between indoor and outdoor living.

The upper floor features two separate residential wings, each accessed via its own custom-designed staircase. Each wing contains two bedrooms with en-suite bathrooms. The entire floor is enhanced by four terraces facing different directions, offering privacy, airflow, and serenity.

The garden is thoughtfully landscaped for minimal maintenance, blending native Mediterranean plants with exotic species like palm trees and strelitzias for a lush, tropical feel.

Designed by a renowned Croatian architect, the villa showcases elegance and refined luxury throughout.

Premium materials were used in the interior, including top-grade Italian ceramics, underfloor heating across all rooms, a magnetic rail lighting system, and high-end external joinery combining wood and aluminum. The villa is fully air-conditioned and includes uncovered parking for two vehicles.

This property is the perfect blend of sophisticated architecture, modern technical solutions, and pristine natural surroundings—an ideal home for those seeking peace, luxury, and total comfort in one of the most beautiful locations on the Adriatic coast.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total,

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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

Spa

Floor heating

Garden

Urbanized

Modern

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Price per m<sup>2</sup>:  
6.750 €

Average price/m<sup>2</sup> of this type  
in this region:  
5.579 €

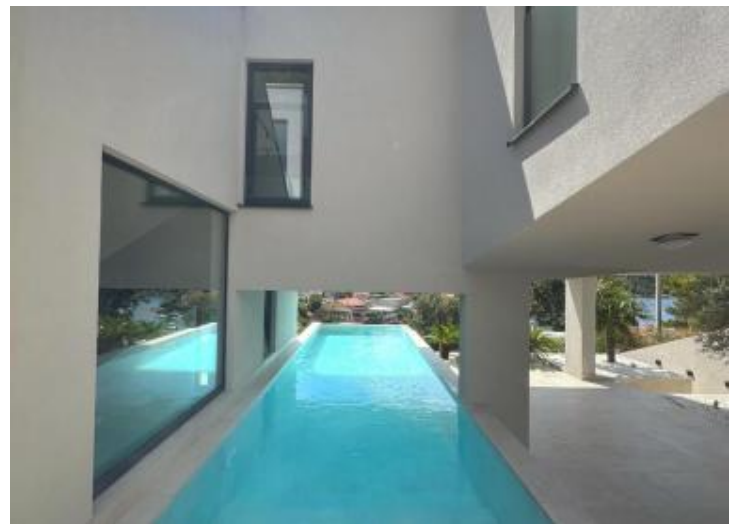
Median price/m<sup>2</sup> of this type  
in this region:  
5.789 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.567 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3.950 €

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