

Villa

Korcula, Southern Dalmatia



Ref	RE-LB10923
Type	Villa
Region	Southern Dalmatia › Island Korčula
Location	Korcula
Front line	Yes
Sea view	Yes
Distance to sea	2 m
Floorspace	250 sqm
Plot size	678 sqm
No. of bedrooms	4
No. of bathrooms	3
Price	€ 1 600 000

Luxury Waterfront Villa for Sale on Korčula Island with Private Beachline & Boat Mooring!

An **exceptional seafront villa on Korčula Island**, combining **elegant contemporary design, abundant natural light**, and a **rare beachfront location with direct boat mooring**. This exclusive **waterfront property in Croatia** is nestled between the crystal-clear Adriatic Sea and a **beautiful pine forest**, offering a unique blend of privacy, nature, and refined coastal living.

Built in **2016**, the villa offers a **total living area of approx. 250 m²** on a **678 m² land plot**, positioned in a **quiet green zone at the edge of a charming island village**, close to **Vela Luka** yet completely secluded from tourist crowds.

Thoughtfully Designed Layout Across Three Levels

Lower Level - Wellness & Entertainment Potential

- Wine cellar
- Billiard room
- Two additional multipurpose rooms, ideal for:
 - Private gym
 - Sauna & spa zone
 - Home cinema or library

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- Storage or workshop

Main Living Level

- Spacious open-plan living room filled with natural light
- Fully equipped kitchen and dining area
- Guest bedroom
- Bathroom
- Large terrace with panoramic sea views

Upper Level - Private Sleeping Quarters

- Entrance hall
- Three bedrooms
- Two bathrooms
- Sea-view terrace overlooking the open Adriatic

Outdoor Living & Premium Amenities

- **Direct beach access** and **boat mooring in front of the villa**

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- **Jacuzzi / whirlpool** positioned on a panoramic terrace
- **Expansive sunbathing terraces**
- **BBQ zone and outdoor dining area**
- **Surrounding pine forest** providing natural shade and privacy
- **Three private parking spaces**

Technical & Comfort Features

- Air conditioning throughout
- SAT TV and high-speed Wi-Fi
- High-quality construction and finishes
- Abundant daylight and uninterrupted sea views from multiple levels

Prime Korčula Location - Near Vela Luka

Korčula Island is among the most sought-after destinations for **luxury real estate in Dalmatia**, renowned for its pristine coastline, sailing routes, and authentic Mediterranean lifestyle. This villa's **isolated yet accessible location** makes it ideal for:

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- Yacht and boat owners
- Buyers seeking peace and nature
- High-end holiday rentals with strong demand

Ideal as a Private Residence or High-End Investment

This **seafront villa with mooring and beachline** is perfectly suited for:

- A **luxury private island retreat**
- A **premium holiday rental property**
- A **long-term investment in Croatian waterfront real estate**

Rare beachfront access, modern construction, and proximity to Vela Luka ensure **strong capital appreciation and rental potential**.

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:

Spa
Modern

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Price per m²:
6.400 €

Average price/m² of this type
in this region:
5.916 €

Median price/m² of this type
in this region:
5.568 €

Average price/m² of this type
in Croatia:
8.629 €

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

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