

# Villa

## Dubrovnik, Southern Dalmatia



<b>Ref</b>	RE-LB11013
<b>Type</b>	Villa
<b>Region</b>	Southern Dalmatia > Dubrovnik
<b>Location</b>	Dubrovnik
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	30 m
<b>Floorspace</b>	210 sqm
<b>Plot size</b>	1165 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 1 500 000

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Great price!

Extraordinary brand-new modern villa on the first line to the sea in Dubrovnik outskirts!  
Fantastic sea views are opening from the terraces!

Total area of the villa is 210 sq.m. Land plot is 1165 sq.m.

Villa benefits:

- 4 bedrooms with 4 bathrooms en-suite
- ultra-modern kitchen
- spacious light salon
- wonderful terraces opening to the sea
- swimming pool
- air-conditioned spaces
- BBQ and outdoor dining area
- large parking

Villa is located just 10 km from Dubrovnik centre.

There is a small local road between the villa and the sea.

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 m<sup>2</sup>:  
7143 €

Average price/m<sup>2</sup> of this type  
in this region:  
11565 €

Median price/m<sup>2</sup> of this type  
in this region:  
9589 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
8803 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
7022 €



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