

Villa

Sipanska luka, Southern Dalmatia



Ref	RE-LB11623
Type	Villa
Region	Southern Dalmatia › Dubrovnik
Location	Sipanska luka
Front line	No
Sea view	Yes
Distance to sea	80 m
Floorspace	800 sqm
Plot size	2330 sqm
Price	€ 1 700 000

Tel: +385 91 357 3071 Viber, Whatsapp
adrionikainfo@gmail.com
www.adrionika.com

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Former price 2,8 mln euro, new price is 1,7 mln euro!
Great investment object!

Unique Renaissance-style property just 80 meters from the beach on Sipan island close to Dubrovnik!
Just 10-15 minutes on a speedy boat - and you are on paradise island of Sipan!

Here you find a beautiful PALAZZO which needs renovation!

Palazzo is in a proper condition but needs entire renovation to be turned into boutique-hotel of 5 stars!

There are two buildings - main building and supplementary one of 800 m2 total.

Land plot is 2330 m2.

There is an access by the car.

The property is under protection of Croatian Conservation Institute. Property should be renovated taking into account it's cultural and historical value.

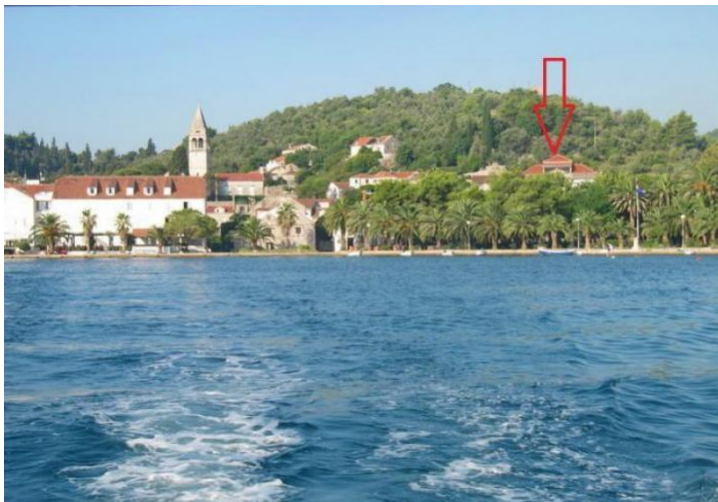
The building has electrical connection and meter, made port in the water network, a cistern for water (well), and the drainage of waste water is derived to a larger septic tanks in the garden.

Spatial plan of the plot of land is located in a mixed zone M1. The zone allows the construction of low-and medium-sized buildings.

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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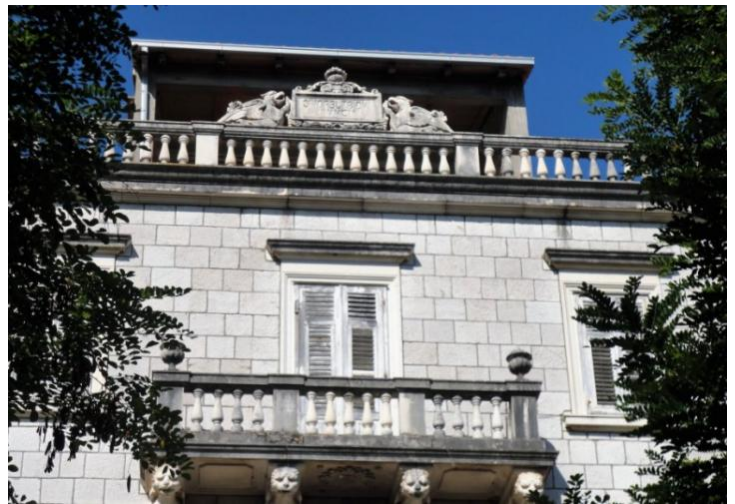
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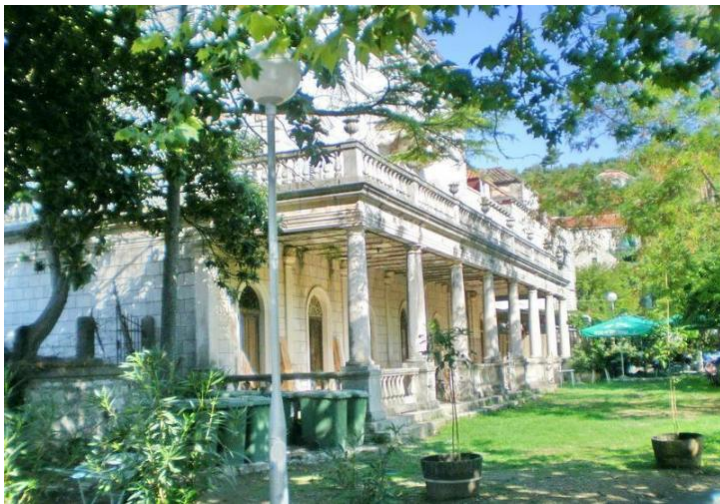
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