

# Villa

## Dubrovnik, Southern Dalmatia



<b>Ref</b>	RE-LB-IRO1492
<b>Type</b>	Villa
<b>Region</b>	Southern Dalmatia › Dubrovnik
<b>Location</b>	Dubrovnik
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	60 m
<b>Floorspace</b>	154 sqm
<b>Plot size</b>	626 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 1 854 000

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**NEW VILLA in HIGH TECH style with a view of the sea on the second coastline on the suburb of Dubrovnik in a quiet green place!**  
**Just 5 minutes from the beach! Just 20 minutes from Dubrovnik centre!**

Swimming pool, fantastic architecture, stylish design!

The area of the villa – 154 sq.m.

The area of the land plot – 626 sq.m.

The villa consists of two floors.

It is offering:

- 4 bedrooms
- 3 bathrooms
- dressings
- laundry/storages
- equipped kitchen
- spacious salon with living and dining areas
- marvellous terrace

The villa was constructed of high-quality materials.

It is offered for sale completely furnished.

Villa is being used for rental purposes.

Excellent 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.



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