

Villa

Sipan, Southern Dalmatia



Ref	RE-LB-1749
Type	Villa
Region	Southern Dalmatia › Dubrovnik
Location	Sipan
Front line	Yes
Sea view	Yes
Distance to sea	5 m
Floorspace	297 sqm
Plot size	112 sqm
No. of bedrooms	3
No. of bathrooms	4
Price	€ 900 000

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On the island of Šipan, **on the 1st line to the sea**, there stands a meticulously restored stone house, perched right at the water's edge, boasting a charming garden.

Total area of this beautiful villa is 297 sq.m. Total land around is 112 sq.m.

The stone abode stretches across three floors, comprising the ground floor, the first floor, and the attic.

Ground Floor: The ground floor of the property comprises an entrance hall, a storage room, a bedroom, a bathroom, a spacious living room, a dining room, and a well-appointed kitchen. Additionally, there is direct access to a delightful terrace adorned with a pergola, providing the perfect vantage point to savor the stunning vistas of the sea and the picturesque island landscape.

First Floor: Ascending to the first floor, you'll find a hallway, another bathroom, a generously proportioned living room, a separate dining area complete with its own kitchen, and a convenient entryway to a terrace adorned with a pergola for al fresco relaxation and enjoyment.

Attic: The attic level of the residence features two comfortable bedrooms and two additional bathrooms, offering both space and privacy for residents and guests alike.

This dwelling boasts a unique interior, with modern comforts including air-conditioning for temperature control, underfloor heating, and a warming fireplace, all encapsulated within walls that are a robust 50 centimeters wide.

The island of Šipan, the largest and most remote of the Elaphite Islands, sits at a distance from the vibrant city of Dubrovnik. Accessible via ferry or passenger ship, the island rests approximately 7.6 nautical miles northwest of Dubrovnik, featuring two sizable settlements, Šipanska Luka and Suđurađ, joined by a meandering road that traverses the fertile Šipansko polje.

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 m²:
3030 €

Average price/m² of this type
in this region:
11589 €

Median price/m² of this type
in this region:
9692 €

Average price/m² of this type
in Croatia:
8057 €

Median price/m² of this type
in Croatia:
6626 €

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