

 500 m<sup>2</sup>

 Dubrovnik, Croatia

 on request



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Veronika Pecková**

PROJECT MANAGER

veronika.peckova@luxent.cz

+420 771 255 255

Order number	N7580	Price	on request
Address	Dubrovnik, Croatia	Type	Houses
Category	Villa	Usable area	500 m <sup>2</sup>
Number of rooms	5 and more rooms	Land area	348 m <sup>2</sup>
Energy performance of the building	G - Extremely uneconomical	Number of floors	4
Device	Yes	Parking	Yes
Terrace	Yes	Swimming pool	Yes
Lift	Yes		

## About real estate

We offer for sale an exceptional villa with a living area of 500 m<sup>2</sup>, with breathtaking sea views, located in one of the most attractive parts of Dubrovnik. This modern villa is spread over four floors, which are interconnected by an elegant internal staircase and elevator, and offers a perfect combination of luxury, privacy and comfort.

In the basement there is a stylish wine cellar with a tavern and an entertainment area with a billiard table, ideal for social moments. The ground floor is dedicated to the wellness area - you will find a spa studio with a gym, jacuzzi, sauna and indoor pool. On the first floor there is a fully equipped kitchen with dining room, an elegant living room with fireplace and three spacious bedrooms with en-suite bathrooms. From the living area there is direct access to the terrace with infinity pool and sun terrace with panoramic views of the Adriatic Sea. On the top floor, there are four additional bedrooms with en-suite bathrooms and balconies offering spectacular views of the surrounding area.

The villa also includes a beautifully landscaped garden with a pergola, summer kitchen, outdoor barbecue and dining area - ideal for al fresco evening gatherings. There is also parking for several vehicles.

First class materials were used in the construction, with the combination of wood and glass giving the villa a modern and timeless character.

This property represents an exclusive opportunity for those looking for high-end living or investment in one of Croatia's most desirable locations. The villa is located in a quiet and prestigious neighborhood that offers complete privacy and at the same time excellent accessibility to the city center, beaches, restaurants and the marina. In addition, Dubrovnik has an international airport that provides easy access to most European capitals. This location is an ideal combination of cultural richness, natural beauty and high standard of living.