



370 m²

Dubrovnik, Croatia

2 500 000 EUR / 61 412 500 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

Veronika Pecková

PROJECT MANAGER

veronika.peckova@luxent.cz

+420 771 255 255

Order number	N7601	Price	2 500 000 EUR / 61 412 500 CZK
Address	Dubrovnik, Croatia	Type	Houses
Category	Villa	Usable area	370 m²
Number of rooms	5 and more rooms	Land area	3 000 m²
Energy performance of the building	G - Extremely uneconomical	Device	Yes
Parking	Yes	Terrace	Yes
Swimming pool	Yes		

## About real estate

We offer for sale an elegant modern semi-detached villa with breathtaking sea views near Dubrovnik, Croatia. The property was built in 2018 on a large plot of 3,000 m<sup>2</sup> and offers a total living area of 370 m<sup>2</sup> spread over two floors with a luxurious layout.

On the ground floor (194 m<sup>2</sup>) there is an entrance hall, a guest toilet, one bedroom with en-suite bathroom and a spacious living area connected to a modern kitchen and dining area. The living area has direct access to a 94 m<sup>2</sup> covered terrace with stylish seating and a 30 m<sup>2</sup> outdoor pool overlooking the open sea.

The upper floor (109 m<sup>2</sup>) consists of three spacious bedrooms, each with its own bathroom. Two of them have direct access to terrace balconies (approx. 33 m<sup>2</sup>), which offer unique panoramic views of the sea and the surrounding countryside.

The entire villa is architecturally designed to maximize light and views – virtually every room offers enchanting views of the Adriatic Sea. The combination of modern materials, elegant design, and prime location makes this property a truly exceptional home for private use or as a premium investment for luxury tourist rentals.

The property is located just 7 km as the crow flies from the historic center of Dubrovnik, offering maximum privacy and tranquility in the midst of Mediterranean nature. The location is ideal for those seeking a balance between a peaceful setting and proximity to a culturally and socially vibrant city. Dubrovnik Airport is approximately a 30-minute drive away, ensuring excellent transport links for international clients.