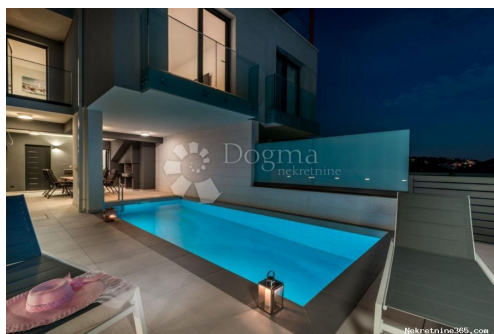


## LUKSUZNA MODERNA VILA S NEZABORAVNIM POGLEDOM NA MORE - NADOMAK DUBROVNIKA, Dubrovnik - Okolica, House



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: F.LA GUARDIA 6  
Phone: +385 51 341 080  
Fax: +385 51 341 081  
About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in

Pula, Anticova 5 and in Zagreb,  
Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	LUKSUZNA MODERNA VILA S NEZABORAVNIM POGLEDOM NA MORE - NADOMAK DUBROVNIKA
Property for:	Sale
House type:	detached
Property area:	300 m <sup>2</sup>
Number of Floors:	3
Bedrooms:	10
Bathrooms:	6
Price:	1.00 €
Updated:	Apr 15, 2024

### Condition

Newbuild:	yes
Built:	2023

### Location

Country:	Croatia
State/Region/Province:	Dubrovačko-neretvanska županija
City:	Dubrovnik - Okolica
City area:	Orašac
ZIP code:	20000



### Permits

Building permit:	yes
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### Description

Description:	A luxury villa with two residential units is for sale. Each unit has a living area of 150m <sup>2</sup> , on three floors connected by an internal staircase. The interesting concept of one unit is that it mirrors another unit, so we have two perfect units in one villa. Each residential unit has its own separate entrance, which is reached from a fenced-off parking lot which has two parking spaces. The entrance is on the ground floor. On the ground floor there is a hallway leading to three bedrooms and a bathroom, as well as stairs leading to the upper and lower floors. On the upper first floor, there is a bathroom, a kitchen with a dining room, a living room and a terrace. On the bottom floor there is a bathroom, a covered terrace, a summer
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kitchen with a fireplace, a swimming pool and a place for sunbathing with a beautiful panoramic view of the sea and the islands. The property is located in a quiet small place near Dubrovnik, only a 20-minute drive away. Distance to the beach is 500m. This property offers potential buyers the possibility of financial profitability if you rent one residential unit, and in the other it can be a luxurious home. Contact me with confidence. Paola Burdelez +385 91 950 4851  
paola.burdelez@dogma-nekretnine.com ID CODE: DA1066

### Additional contact info

Reference Number: 463688  
Agency ref id: DA1066