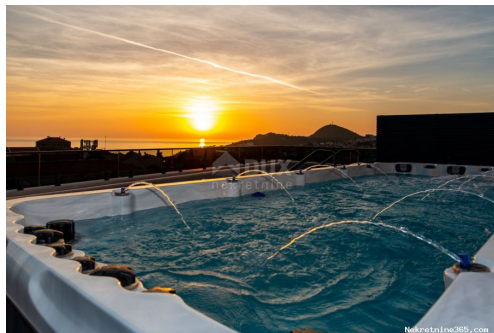


## DUBROVNIK- luksuzna stambena zgrada s 4 stana u blizini starog grada, Dubrovnik, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: [info@dux-nekretnine.hr](mailto:info@dux-nekretnine.hr)  
First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
Mobile: 385 91 480 8808  
Phone: 385 51 518 174  
About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then

because we like to stay in touch  
even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	DUBROVNIK- luksuzna stambena zgrada s 4 stana u blizini starog grada
Property for:	Sale
House type:	detached
Property area:	962 m <sup>2</sup>
Number of Floors:	4
Bedrooms:	10
Bathrooms:	10
Price:	1.00 €
Updated:	Oct 18, 2024

### Condition

Built:	2022
--------	------

### Location

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

### Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	A
--------------------	---

### Heating

Central heating:	yes
------------------	-----



### Parking

Garage: yes  
Number of parking spaces: 7

## Description

Description: DUBROVNIK - residential building with 4 apartments near the old town The residential building is located on a plot of land with a total area of 841m<sup>2</sup>. The plot is elongated in the southwest-northeast direction. From the building to the Old Town, there is an unhindered pedestrian access in 10 minutes. (underpass Ilijana glavica – Zagrebačka – Baltazar Bogišića Park / Pera Budmania Street – Pile / western entrance to Stari Grad). Car access is provided directly from the road to the level of the basement floor, within which traffic is handled at rest. Along the eastern edge of the plot, a single-legged staircase provides pedestrian access to the basement level (main entrance to the residential part of the building) and further to the ground floor level (secondary entrance also direct access to the pool area). The number of floors of the building is Po+S+P+1K +Pk. Basement with 11 garage spaces 400.95 m<sup>2</sup> 1 apartment - 2 bedrooms 2 bathrooms 114.95 m<sup>2</sup> 2 apartment - 1 bedroom 1 bathroom 34.65 m<sup>2</sup> 3 apartment - 3 bedrooms and 3 bathrooms 153.05 m<sup>2</sup> 4 apartment - penthouse with pool and 4 rooms and 4 bathrooms on 258.99 m<sup>2</sup> The residential building is ready for occupancy until the summer of 2023 Dear clients, the agency commission is charged in accordance with the General Terms and Conditions.  
<https://www.dux-nekretnine.hr/opci-uvjeti-poslovanja> ID CODE: 16463

## Additional contact info

Reference Number: 576487  
Agency ref id: 16463  
Contact phone: +385 99 300 0492