



841 m<sup>2</sup> Dubrovnik, Croatia 5 500 000 EUR / 134 337 500 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7587</b>	Price	<b>5 500 000 EUR / 134 337 500 CZK</b>
Address	<b>Dubrovnik, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>841 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>1 400 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Number of floors	<b>5</b>
Garage	<b>Yes</b>	Terrace	<b>Yes</b>
Swimming pool	<b>Yes</b>		

## About real estate

We are offering for sale an exceptional luxury new-build property located in a highly attractive area just steps from the historic center of Dubrovnik. This exclusive residence represents a unique combination of modern architecture, premium craftsmanship, and Mediterranean lifestyle, enhanced by breathtaking views of the sea and the iconic Old Town skyline.

The entire building is being sold as a whole and includes four separate residential units with areas of 35 m<sup>2</sup>, 133 m<sup>2</sup>, 142 m<sup>2</sup>, and 266 m<sup>2</sup>. Each apartment has been meticulously designed and equipped to meet the highest standards of comfort and style. The interiors feature custom-made furniture that perfectly complements the overall concept, creating a sophisticated yet comfortably relaxed atmosphere.

The building is equipped with a state-of-the-art ceiling cooling and heating system, allowing precise temperature control in each room to ensure maximum comfort and energy efficiency. Emphasis on the quality of materials and technical execution guarantees long-term reliability and smooth operation of the entire property.

A spacious underground garage of 400 m<sup>2</sup> is part of the property, offering up to 12 parking spaces. This ensures complete comfort and security in a location where parking is a rare luxury.

The rear part of the property is dedicated to relaxation and privacy, featuring an elegant outdoor swimming pool, a barbecue area perfect for summer evenings with family or friends, and a landscaped garden with aromatic herbs that brings a touch of nature and tranquility to the vibrant urban setting.

The location of the property is truly unrivaled – within walking distance is the UNESCO-listed historic center of Dubrovnik, renowned for its unique atmosphere, architecture, and cultural heritage. All amenities are close by, including luxury restaurants, boutiques, a marina, and beaches. Dubrovnik International Airport is approximately 20 minutes away by car, ensuring excellent accessibility for international clients.

This property represents a unique investment opportunity – whether you are seeking an exclusive residence, a vacation home, or a high-end rental property with premium income potential.