



# VILLA

---

DUBROVNIK

# Property overview

PRICE	Upon request
Location:	Dubrovnik   next to ACI Marina Dubrovnik at Rijeka Dubrovačka (River of Dubrovnik)
Surface:	2.920 m <sup>2</sup>
Total living space:	356 m <sup>2</sup>
Number of units:	5
Size of units:	1 summerhouse   39 m <sup>2</sup> 1 house - 2 rooms   39 m <sup>2</sup> 1 washhouse   40 m <sup>2</sup> 1 house - 2 rooms   32 m <sup>2</sup> 1 main building   206 m <sup>2</sup> + 1 loggia   22 m <sup>2</sup>
Parking space:	Yes   2 cars
Garage:	Yes   3 cars
Year of construction:	Between 1936-1938
Renovation:	Required
Energy efficiency:	n/a
Garden:	Tree population: cypress, palm, orange, tangerine, lemon, quince, fig, plum, grape, cherry etc.
Berth:	2 berths in Marina ACI Dubrovnik (for use)
Distance from city center:	7 km

Villa in Dubrovnik is a property of 2.920 m<sup>2</sup>, boarded by a stonewall 540 meters long and 3-5 meters high. The property contains 4 residential buildings (including the main building), 1 loggia and 1 washhouse which is the total living space of 356 m<sup>2</sup>. The main building consists of the ground floor of 92 m<sup>2</sup>, the 1st floor of 92 m<sup>2</sup> and the top floor of 22 m<sup>2</sup>. The property was built between 1936 and 1938 and was renovated several times. The electricity and water pipes were last renovated in the 1980s. 2 berths belonging to the property are located right in front of the property. The garage has space available for 3 cars and is extendable to a bigger garage, while the parking area outside offers place for 2 cars. The solidly built villa and the various gardens were designed architect. The stones used for building are from a specific stone quarry from the island Brač (where the stones for building the White House in Washington are from). The garden has been designed according to the 4 seasons and the tree population is partly over 80-100 years old.

# Location

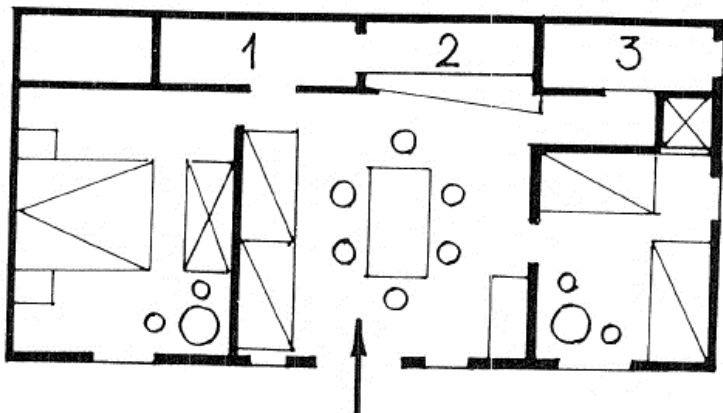
---



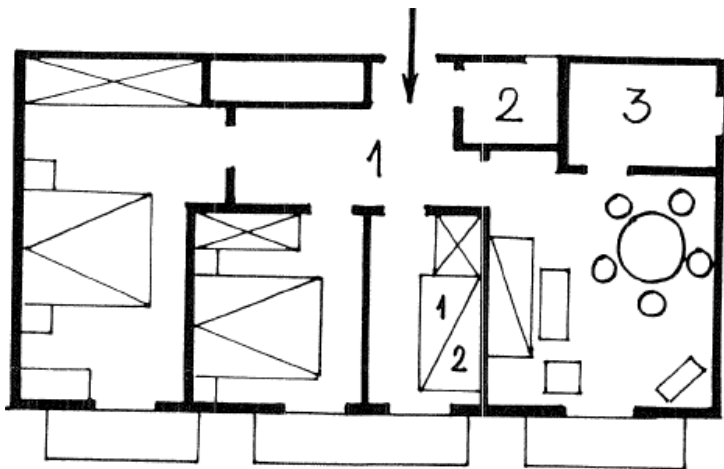
*The property lies at the „Rijeka Dubrovačka” (River of Dubrovnik) close to the ACI Marina Dubrovnik. The distance to the city centre is 7 kilometres. The distance to the airport is 23 kilometers.*

*For 15 years in a row ACI Marina Dubrovnik has been awarded the Blue Flag for its perfectly clean sea, and has been declared the best marina in the Adriatic (in the 250-450 berth (mooring) category) in the “Flower of Tourism - Quality for Croatia” competition for three consecutive years.*

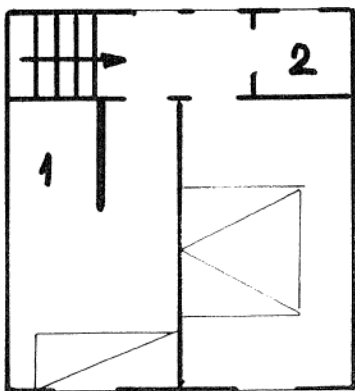
# Ground plan | Main building



- ❖ MAIN BUILDING
- ❖ Ground floor
- ❖ 92m<sup>2</sup>



- ❖ MAIN BUILDING
- ❖ 1st floor
- ❖ 92m<sup>2</sup>

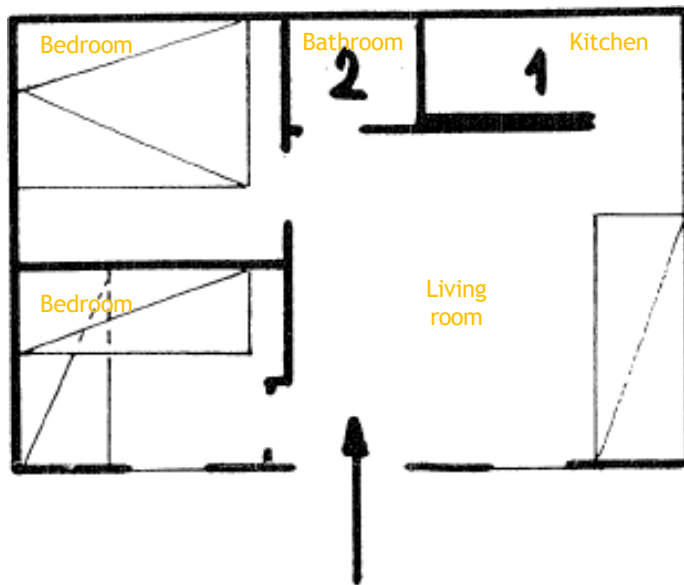


- ❖ MAIN BUILDING
- ❖ Top floor
- ❖ 22m<sup>2</sup> (without pitch of the roof 37m<sup>2</sup>)

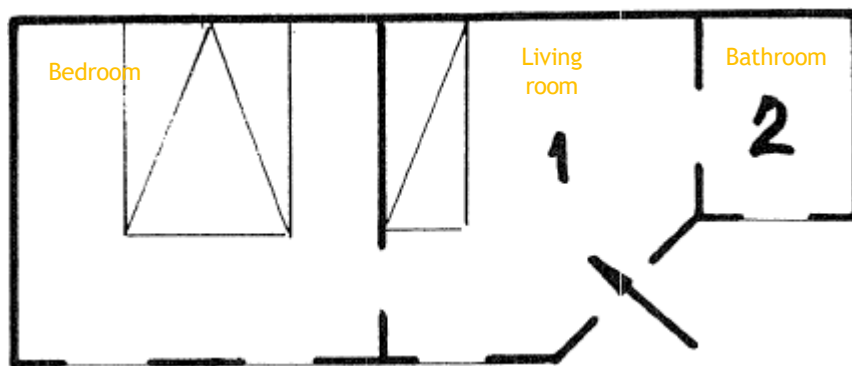
# Ground plan | Additional buildings

---

- ❖ ADDITIONAL BUILDING - Billiard house
- ❖ Ground floor
- ❖ 40m<sup>2</sup>

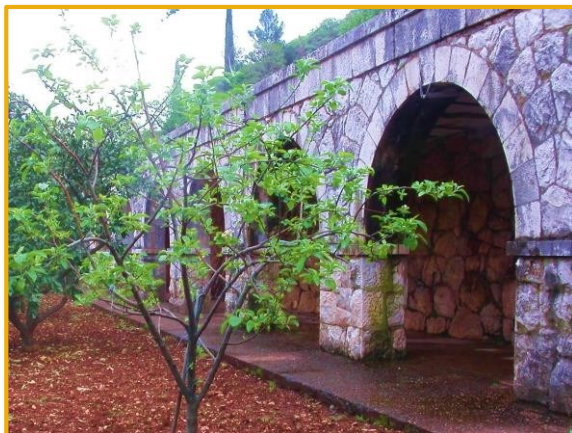
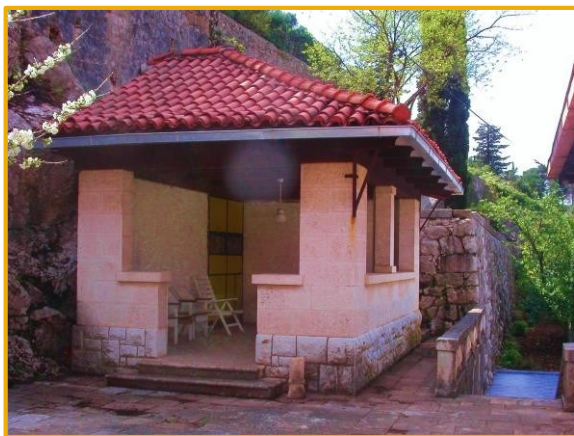
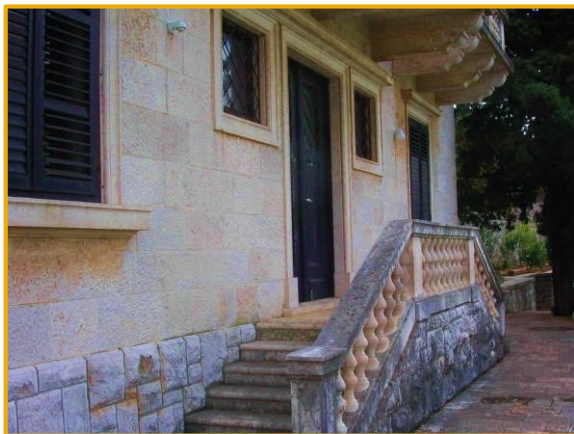


- ❖ ADDITIONAL BUILDING (next to entrance of main building)
- ❖ Ground floor
- ❖ 32m<sup>2</sup>



# Impressions

---



# Dubrovnik

Dubrovnik, also Ragusa until 1918, is a historic city on the Adriatic Sea coast in the south of Croatia.

The city has often been referred to as the „Pearl of the Adriatic” and was inducted into the UNESCO World Heritage List in 1979 as a city of rich culture and history.

Dubrovnik has an international airport which is located approximately 20km from Dubrovnik city centre.

The climate is a typical Mediterranean, with mild, rainy winters and hot and dry summers.

Besides its wealth and diversity of history and heritage, Dubrovnik is also a city of top culinary delights, stunning natural surroundings and cordial inhabitants



# Dubrovnik

Dubrovnik, also Ragusa until 1918, is a historic city on the Adriatic Sea coast in the south of Croatia.

The city has often been referred to as the „Pearl of the Adriatic” and was inducted into the UNESCO World Heritage List in 1979 as a city of rich culture and history.

Dubrovnik has an international airport which is located approximately 20km from Dubrovnik city centre.

The climate is a typical Mediterranean, with mild, rainy winters and hot and dry summers.

Besides its wealth and diversity of history and heritage, Dubrovnik is also a city of top culinary delights, stunning natural surroundings and cordial inhabitants

