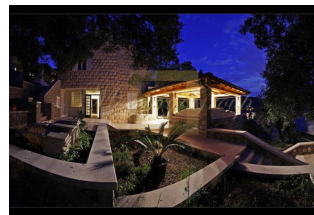




**Dubrovnik area - Zaton, a beautiful villa with a large garden**

*Croatia, South Dalmatia*

<b>Price:</b>	<b>€ 4 000 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Bedrooms</b>	4
<b>Number of rooms</b>	4
<b>Land area</b>	3594 m2
<b>Area</b>	260 m2
<b>Category</b>	For sale



Dubrovnik area - Zaton, a beautiful villa of 260 m2 with a large garden of 3594 m2 with centuries-old olive trees (about 60 trees) and a view of the sea.

The villa has been completely renovated (with a new roof) and extends over 2 floors.

The ground floor consists of an entrance hall, a technical room/storage room, a toilet, a bedroom with access to a terrace, a bathroom, a spacious living room with a fireplace, a dining room, and a kitchen together with an exit to a terrace with a 6-pillar glorieta in Dubrovnik style.

The first floor consists of a unique staircase, a hallway with an additional entrance door, a bedroom with its own bathroom, a bedroom with access to a covered terrace, a large bathroom with access to a balcony, and a spacious master bedroom with access to a covered terrace.

In the lower part, under the terrace, there is a 25 m2 storage room with pre-installations for pool equipment, and load-bearing walls for the large pool project have been made.

The villa has central underfloor heating using a heating oil system, marble flooring, and African teak in the bedrooms, along with wooden doors (handcrafted - cypress wood).

Next to the upper part of the land, there is vehicular access directly from the street, and there are two covered parking spaces along with two uncovered parking spaces.

In an attractive location, in peace and greenery, only 7 minutes from the city of Dubrovnik.

For additional information, we are at your disposal.



ID: HR-191-112180  
WWW.MERCURYESTATE.COM  
TEL./VIBER/WHATSAPP:  
+ 37129642499

**Contacts:**

**Alina Merca**

**GSM:** + 37129642499

(Viber, WhatsApp)

**E-mail:** [alina@mgroup.lv](mailto:alina@mgroup.lv)