



Code :	SAV2311
Location :	Korčula
Building size :	404 m <sup>2</sup>
Lot size :	7000 m <sup>2</sup>
Number of rooms :	4
Year of built :	n/a
Heating :	heat pump
Energy efficiency :	processing

Price :	2.200.000 €
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Makler-Courtage von 3% zzgl. den gesetzlichen MwSt ist bei Vertragsabschluss fällig.

## A beautiful authentic villa in a unique position

We offer this villa on 3 floors, gross area 404 m<sup>2</sup>.

The building is in the process of being converted and adapted, so detailed images and room plans are not available.

The first floor (basement) consists of a fitness room and a sauna, approx. 30 m<sup>2</sup>, with shower and toilet.

The area under the house, a flat and landscaped area of approximately 150 m<sup>2</sup>, a few meters from the sea, equipped with deck chairs and canopies for pleasant relaxation.

The second floor (ground floor) consists of:

Kitchen, dining room approx. 50 m<sup>2</sup>, stairs to the first floor to the rooms, utility room approx. 15 m<sup>2</sup>, living room in 2 parts.

Toilet 5 m<sup>2</sup>.

Covered terrace, 45 m<sup>2</sup> usable as an outdoor dining area,

Terrace 30 m<sup>2</sup> followed by infinity pool 42 m<sup>2</sup>.

An outdoor area with a hot tub, an area for sitting and relaxing with benches by the fireplace and a large barbecue with associated facilities.

First floor, 4 en-suite bedrooms, from 25 m<sup>2</sup> to 18 m<sup>2</sup> plus covered balconies of 65 m<sup>2</sup>.

In addition to the main building, an annex of 30 m<sup>2</sup>, divided as an apartment, with a terrace of 20 m<sup>2</sup>.

Own private asphalt road with parking for several cars. Total area around the house is approx. 7,000 m<sup>2</sup> divided into several plots of land, agriculture and forest.

Building plot of approx. 650 m<sup>2</sup> above the main building.

Maximum privacy.

MEDIA CONCEPT d.o.o.

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