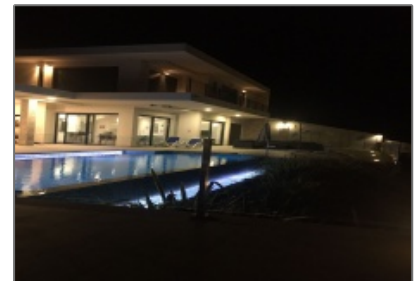


FOR SALE: IVANICA (BIH) NEAR DUBROVNIK (CRO): FULLY EQUIPPED TOP CLASS LUXURY VILLA WITH POOL AND SEA VIEW

- Ivanica, Nova Ivanica, Bosnia and Herzegovina



Property [Description](#)

The stunning Villa Andrea is a luxury, modern newly built villa, located in the New Ivanica settlement in Bosnia-Herzegovina, close to the BH-Croatia border, at the distance of 8KM to Dubrovnik and 22km to Dubrovnik airport.

The living area of the villa is 218m², on a plot of 776m². Villa has a sublime interior and fantastic sea views and Vistas from the many balconies, infinity pool and terraces, of the mountains and valleys to the Adriatic Sea. From every angle this villa oozes indoor and outdoor stylish living. Upstairs there are 4 comfortable air-conditioned bedrooms. There are 2 master rooms with en suite bathrooms with walk in showers and a further master room and twin room sharing a family bathroom. All rooms have electronics blinds. Living room is open plan with large comfortable sofas, satellite TV, music system with USB and blue tooth connectivity, internet access and air-conditioning. There is a fully fitted kitchen complete with food preparation island, well

Basic [information](#)

Ref. HPM:	BH466IV75-P
Property ID:	1423
Property type:	House / Villa - sale
Category:	Sale
Floor surface m ² :	218
Plot/land m ² :	776
Rooms:	5
Bedrooms:	4
Number of bathrooms:	4
WC:	1
View:	Seaview
Buiding year:	2019

equipped with a microwave, dishwasher and all possible kitchen appliances.. There is a completely separate laundry room with washing machine and WC. Opposite the kitchen is a contemporary dining table. Outdoors there is a summer kitchen with an integral BBQ and refrigerator. The infinity pool is with salt water with the adjoining 'Jet pool', both can be heated in the cooler months. The villa is surrounded by beautiful gardens and terraces all with picture postcard views and has ample parking for 2 cars.

The villa has central heating and it is fully air-conditioned, with internet access throughout, satellite TV, CCT surveillance.

Price €: **790.000**

Price BAM: **1.550.000**

Characteristics

Property condition:	Excellent
✓ Furniture	✓ Terrace
✓ Garden	✓ Kitchen
✓ Balcony	✓ AC
Heating:	Central heating
✓ Jacuzzi	✓ Fenced property
✓ Security	✓ Parking
✓ Private pool	✓ Loggia
✓ BBQ	✓ Laundry room
✓ Access road	✓ Ownership in good order
✓ Use permit	

Location

Country:	BH
City:	Ivanica
:	Nova Ivanica
Area/City quarter:	Nova Ivanica

Position

Dubrovnik:	15 Minutes
Trebinje:	20 Minutes
Airport (DBV):	30 Minutes

Agent [Info](#)



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