



## Luxury apartment, first row by the sea, for sale



### Agent Info

Name:	ArKadia
Company Name:	
Country:	United Kingdom
Phone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for:	Sale
Price:	USD 750,134.7

### Location

Country:	Croatia
State/Region/Province:	Dubrovačko-Neretvanska Županija
City:	Korčula
Posted:	Mar 31, 2025

### Description:

We are offering a new luxurious apartment under construction for sale, situated on the southern side of Korčula Island which is known for its stunning hidden beaches and crystal-clear waters, as well as its wine culture and olive groves.

The location was carefully chosen to provide future tenants with a unique experience of living just a few steps away from the sea. On the island you can find secluded coves and quiet bays with crystal clear sea, ideal for relaxing and immersing oneself in nature. The area has a particularly pleasant Mediterranean climate, rich cultural heritage, and exceptional natural beauty that future residents of this property will enjoy all year round.

The building of the apartment has an elongated rectangular shape and is in such a way that the shorter side, or the face, is oriented towards the west, and the longer side towards the south. It is precisely in these zones that magnificent terraces and galleries are planned in order to make the most of sunlight.

The apartment is situated on the ground floor and consists of:

- Two bedrooms each with attached bathroom
- Open floor plan of living room and kitchen
- Spacious terrace with pool and gallery
- One WC



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The apartment is designed based on the idea of equal use of the interior and exterior, typical of life on the coast. Therefore, equal attention is devoted to the design of the interior and exterior space. Large glass surfaces contribute to erasing the boundary between inside and outside. In addition, the ambience of a life immersed in nature is further enhanced by the introduction of planters with indigenous Mediterranean plants along the gallery and terrace.

Interior decoration was created with high-quality materials and high-standard finishes, all in tones that evoke the natural environment of the residential units.

Completion of construction is planned for December 2025.

Home features:

- The KNX smart home intelligent system designed for apartments includes smart management of the building's energy and electrical system, as well as security video surveillance.
- Charging stations for electric vehicles are provided for tenants in the parking area at the back.
- Glass walls are made with the possibility of smart remote control of transparency thanks to smart glass film (foil) technology.
- For heating and cooling of the apartment, a Vaillant system with a heat pump is provided, which works on the principle of using renewable energy sources and significantly reduces heating/cooling costs, and the entire system is managed via a wall regulator.
- The apartment is equipped with the TECE sanitary system and underfloor heating, known for their extremely high quality.
- High-quality sanitary ceramics from the renowned manufacturer Villeroy & Boch and attractive ceramic tiles contribute to the overall luxurious impression of bathrooms.
- The common staircase of the building is located in a glazed cube for which a modern and visually attractive membrane made of glass bricks is provided.

More about building materials and energy efficiency:

Certified timber with excellent insulation and moisture regulation properties, high-quality ALU windows and doors, integrated heating, cooling and ventilation system – all this and more contribute to the exceptional energy efficiency of the building. The apartments are delivered fully equipped with carefully selected materials and high-quality equipment from renowned manufacturers, which will significantly improve the quality of life for future tenants, increase the functionality of the space and reduce maintenance costs in the long term.

The building is made with a unique combination of concrete, steel construction and cross-laminated timber. The so-called CLT system (cross laminated timber) is an attractive option for those looking for an innovative, environmentally friendly and solid building system. The use of CLT in combination with steel construction ensures a light construction that is at the same time very strong and flexible. Thanks to their exceptional flexibility, in the event of an earthquake, CLT panels absorb its energy, thereby increasing the safety of tenants and protecting the building from damage. In addition, the lightweight construction system is characterized by faster and simpler construction, since the CLT panels and steel elements are manufactured in the factory and assembled on site, which reduces construction costs and construction



time. In addition, timber such as CLT contributes to the reduction of greenhouse gas emissions, making it a more environmentally friendly choice.

In accordance with the principles of sustainability, wood fiber insulation was chosen for the thermal insulation, which together with CLT contributes to the exceptional energy efficiency of the buildings.

More about the location: Korcula is a green island, inhabited since prehistoric times, with traces of ancient artefacts found around the island. The town of Korcula is known as an ancient town surrounded by preserved walls. It has the shape of a peninsula with exceptionally narrow herringbone paths. Furthermore, “medical tourism” has a special meaning for this island due to the mild climate, clean air, crystal clear sea and medicinal plants that can be found in several places on the island. Korcula today represents a unique combination of beautiful nature, thousand-year-old cultural tradition, history, and modern tourism. Countless beaches and coves, luxury hotels and villas, centuries-old olive groves and vineyards are what make this island truly special.

### **Common**

Bedrooms: 3  
Finished sq. ft.: 160 sq m

### **Building details**

Parking: Yes  
Outdoor Amenities: Pool

### **Lease terms**

Date Available:

### **Additional information**

Website URL: [http://www.arkadia.com/SIEZ-T183/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/SIEZ-T183/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

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