

ELITE SERVICE ENTERPRISE
d.o.o
INVESTMENT
EXPOSE

MULTI- UNIT
PROPERTY

VELA LUKA,
ISLAND OF
KORČULA,
CROATIA

Price: €450,000.00
Large 1,478 m² land plot
Ownership: 1/1 – clear title



ELITE SERVICE ENTERPRISE

d.o.o

PROPERTY DESCRIPTION

An exceptional opportunity awaits in Vela Luka — a multi-unit property that combines

- traditional charm
- renovation potential
- expansive space with stunning views over the Adriatic Sea.

Perfectly suited for

- a family estate,
- boutique accommodation
- tourism-focused investment

This property offers rare flexibility and a prime location in one of Dalmatia's most peaceful yet vibrant coastal towns.



ELITE SERVICE ENTERPRISE

d.o.o

PROPERTY FEATURES & EQUIPMENT

1. Renovated Main House

- Two floors + attic – versatile layout for family living or rental division
- 5 bedrooms – three with private balconies offering sea views
- 3 bathrooms – ready for immediate use
- Spacious living room – bright and open, ideal for hosting guests
- Kitchen with fireplace – traditional charm combined with practicality
- Laundry room & rear terrace – extra convenience for extended stays
- Large water cistern – ensures water security
- Attic with separate entrance – perfect for conversion into a self-contained apartment with panoramic terrace views
- Fully connected to town water supply

2. Second House (Ground Floor)

Requires renovation – offers opportunity to create another independent rental unit or guesthouse

Separate entrance for complete privacy

3. Workshop & Garage

Large workshop with high garage door – suitable for boats, cars, or storage

Additional enclosed garage space – valuable for owners or as an amenity for guests

4. Outdoor Features

Summer kitchen & auxiliary rooms – great for guest dining or event hosting

Large paved parking area – accommodates multiple vehicles, essential for tourist rentals

Mediterranean garden & orchard – adds charm and space for leisure or expansion



ELITE SERVICE ENTERPRISE

d.o.o

INVESTMENT ADVANTAGES

Versatile Use Options

- Multi-unit tourist rental – possibility to operate as 3–4 separate apartments
- Family living with income stream – occupy one unit, rent out the rest
- Buy-renovate-resell – add value through refurbishment
- Long-term rental option – stable off-season income

Revenue Potential

- With minor upgrades, the property can host up to 4 rental units
- Attractive to multiple markets: families, couples, wellness tourists, digital nomads
- High demand in Vela Luka for self-catering apartments and private accommodation

Prime Location

Vela Luka – largest town on Korčula Island, offering year-round services and tourism appeal-

- Proximity to Kalos Health Center – attracts wellness and rehabilitation visitors
- Short distance to ferry/catamaran port – easy guest transfers
- Walking distance to the sea and promenade



ELITE SERVICE ENTERPRISE

d.o.o

INVESTMENT ADVANTAGES

Unique Property Assets

- Large 1,478 m² land plot – rare in this location
- Sea views from multiple levels
- Combination of ready-to-use units + renovation project – instant revenue + growth potential
- Private parking, workshop, and storage – features that add value for longer stays

Market Trends

- Korčula Island tourism is growing steadily with higher spending power visitors
- Demand for multi-apartment villas exceeds supply, especially in the upper mid-range
- The property's flexibility allows targeting both short-term holiday rentals and extended-stay guests

Legal & Practical Benefits

- 1/1 ownership, clean documentation
- Fully connected to utilities
- Large plot suitable for future expansion (subject to permits)



ELITE SERVICE ENTERPRISE

d.o.o

INVESTMENT ADVANTAGES

WHY THIS IS A SMART INVESTMENT?

- Low entry price for multi-unit potential in a prime Adriatic location
- Immediate rental income from the renovated main house
- Scope to increase value by 20–30% with strategic renovations
- Ability to market as a boutique guesthouse or private villa complex
- Strong alignment with Korčula's authentic & sustainable tourism appeal

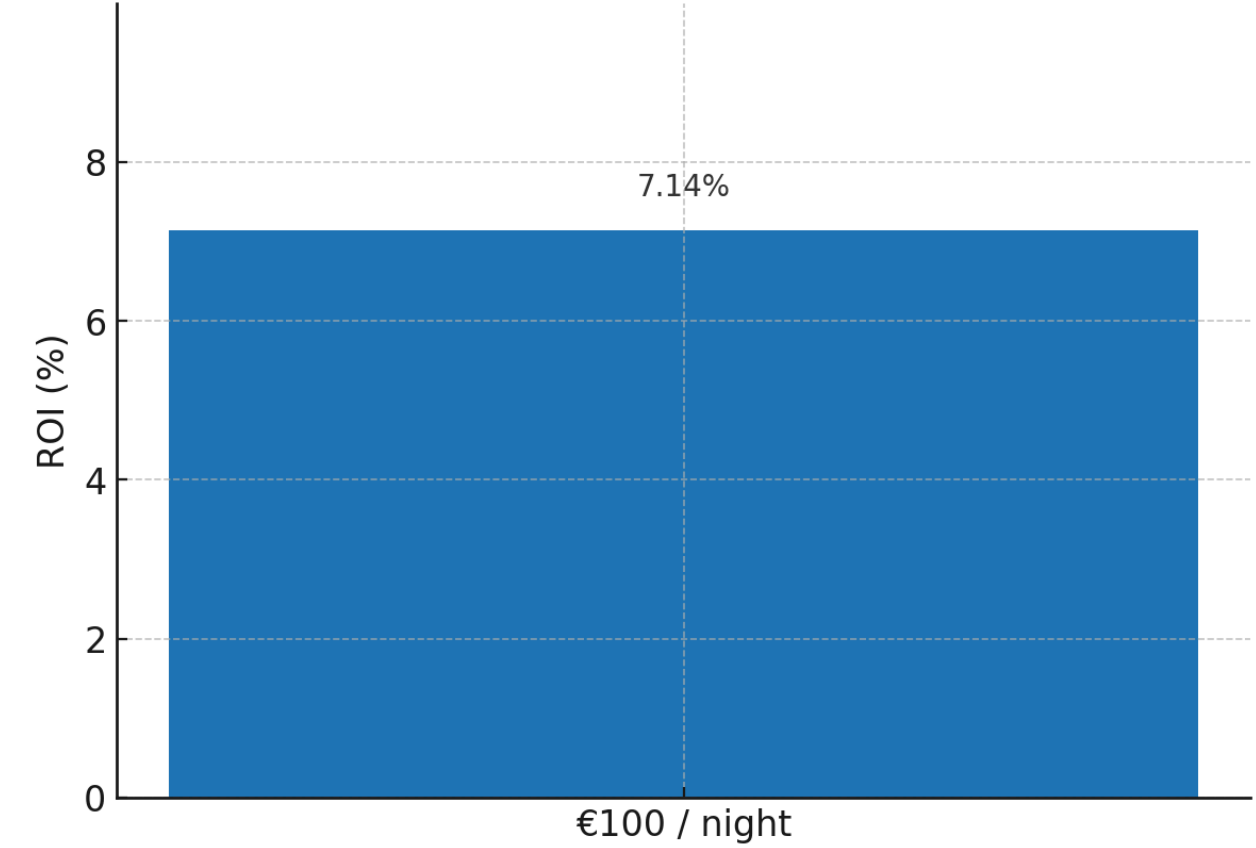


ELITE SERVICE ENTERPRISE
d.o.o

INVESTMENT
POTENTIAL/
ROI

Average nightly rate: €100
Season: May–September (153 days)
3 rental units (2 in main house + attic)
Costs: 30% for management, utilities, cleaning
Investment price: €450,000

ROI — 3 units, 153 days, 30% management, €450,000 investment



Gross: €45,900 | Net: €32,130

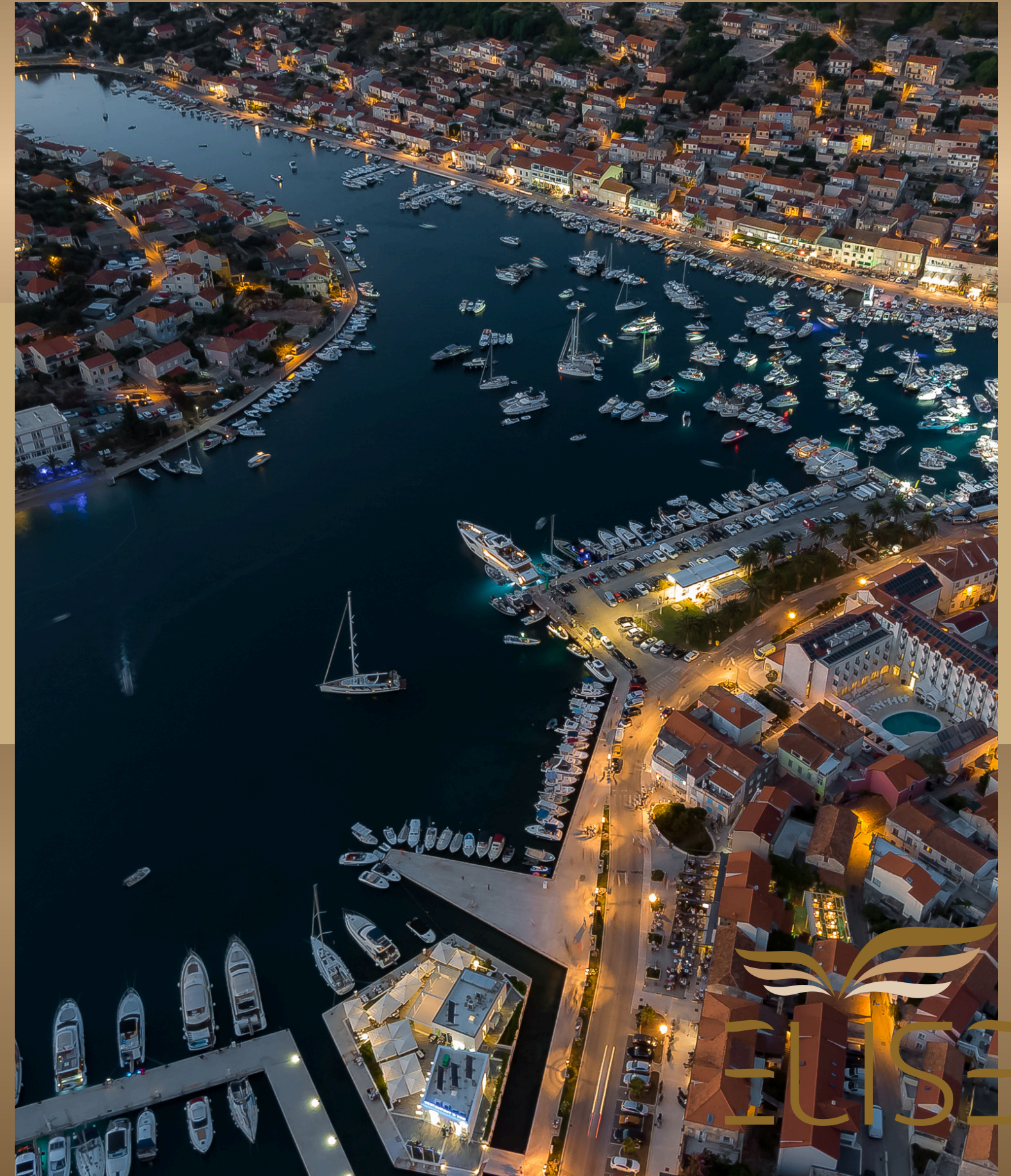


ELITE SERVICE ENTERPRISE

d.o.o

SURROUNDINGS/ VELA LUKA

- Nestled in a peaceful residential zone of Vela Luka, this multi-unit property enjoys the best of both worlds: privacy and convenience. Just minutes from the town center and the waterfront promenade, it offers quick access to shops, cafés, cultural venues, and the ferry terminal connecting you to Split and other Dalmatian islands.
- Vela Luka is a hidden gem — a town with a soul. Known for its friendly community, authentic Dalmatian atmosphere, and untouched coastline, it is increasingly becoming a hub for wellness tourism and slow living. Notably, it is home to the Kalos Health & Rehabilitation Center and the pristine beaches of Proizd Island — voted among Croatia's most beautiful.

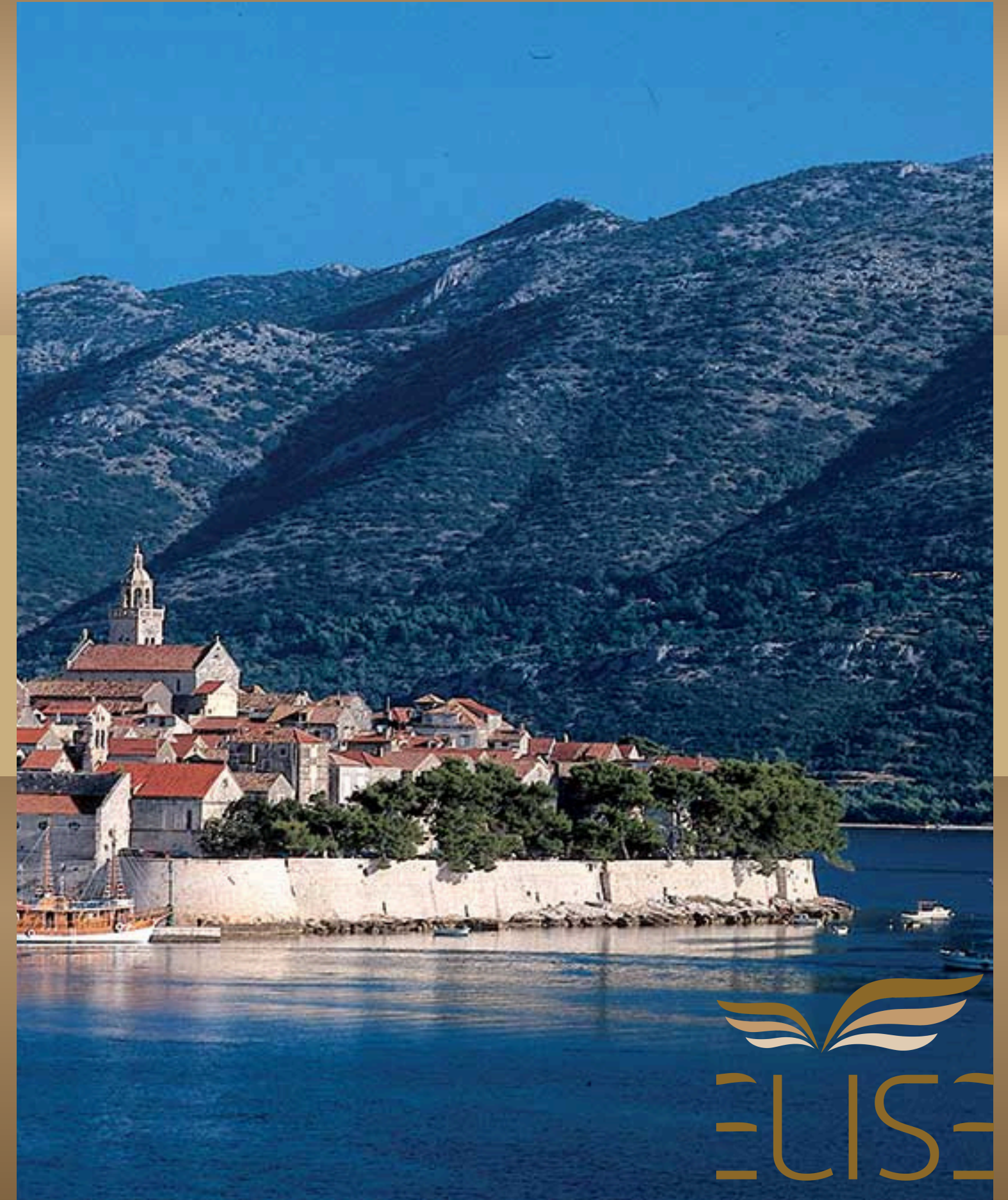


ELITE SERVICE ENTERPRISE

d.o.o

SURROUND INGS/ ISLAND OF KORČULA

- The Island of Korčula is globally recognized for its blend of rich cultural heritage, Mediterranean landscapes, and growing luxury appeal. With its fortified medieval towns, olive groves, and vineyards, Korčula is often referred to as “Little Dubrovnik” — yet offers more authenticity and tranquility.
- Tourism on the island is steadily evolving toward high-value experiences: boutique hotels, eco-tourism, and culinary heritage. The western part of the island, where Vela Luka is located, offers expansive nature, wellness opportunities, and strategic access to the mainland via regular catamaran and ferry lines.
- With increasing international interest in southern Dalmatia’s real estate and sustainable tourism potential, Korčula is considered a long-term value market.



ELITE SERVICE ENTERPRISE

d.o.o

CONTACT US

for private
scheduling



ELISE



Elite Service Enterprise d.o.o. Obala 4 br. 19,
20270 Vela LukaCroatia



+385 99 1678 776

+385 99 167 8775



elise.services



dreams@elise.services