

ELITE SERVICE ENTERPRISE

d.o.o

INVESTMENT EXPOSE

MODERN VILLA WITH SEA VIEW

VELA LUKA,
ISLAND OF
KORČULA



ELITE SERVICE ENTERPRISE

d.o.o

PROPERTY DESCRIPTION

This newly built modern villa is a showcase of contemporary architecture and comfort, ideally located just 200 meters from the sea in a peaceful residential area of Vela Luka.

- Living area 120 m²
- Land plot 382 m²
- Bedrooms 2 en-suite
- Bathrooms 2 + guest WC
- Floors Ground + First floor
- Pool Private with sun terrace
- Outdoor Covered kitchen + built-in BBQ
- Garage 2 closed garages (under pool)
- Tech Full air-conditioning, solar-ready roof
- Distance from sea 200 m
- Distance from beach 1 km

Legal Full ownership (1/1), complete documentation



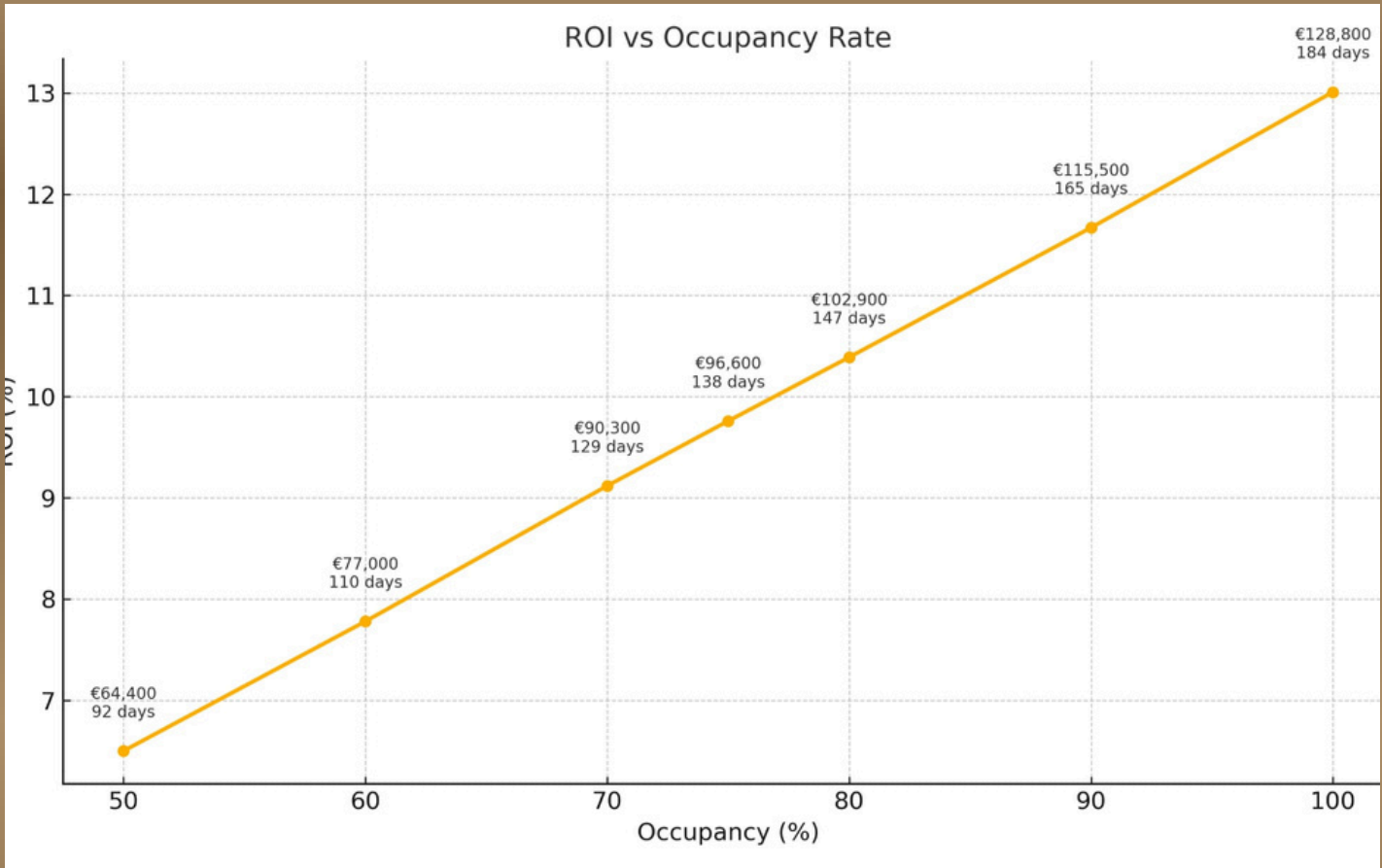
ELITE SERVICE ENTERPRISE
d.o.o
ARCHITECTURE
& FEATURES

- Sleek modern design with floor-to-ceiling glass walls
- Open-concept living space with indoor fireplace
- Access to a sun-drenched terrace with pool and lounge zone
- Upper balcony with sunset views
- Outdoor covered kitchen with stone BBQ
- Two garages built into the terrain beneath the pool
- Solar-panel-ready roof for future energy independence



ELITE SERVICE ENTERPRISE
d.o.o
INVESTMENT
POTENTIAL

Rental ROI Scenarios (May–October | €700 per day)



Occupancy Rental Days Gross Income (€) ROI (%)



ELITE SERVICE ENTERPRISE

d.o.o

SWOT ANALYZIS

Strengths / Weaknesses

- ✓ Modern turnkey villa — Only 2 bedrooms – limited for larger families
- ✓ Sea view + privacy — Seasonal rental focus
- ✓ Pool, terrace, outdoor kitchen
- ✓ Full legal documentation

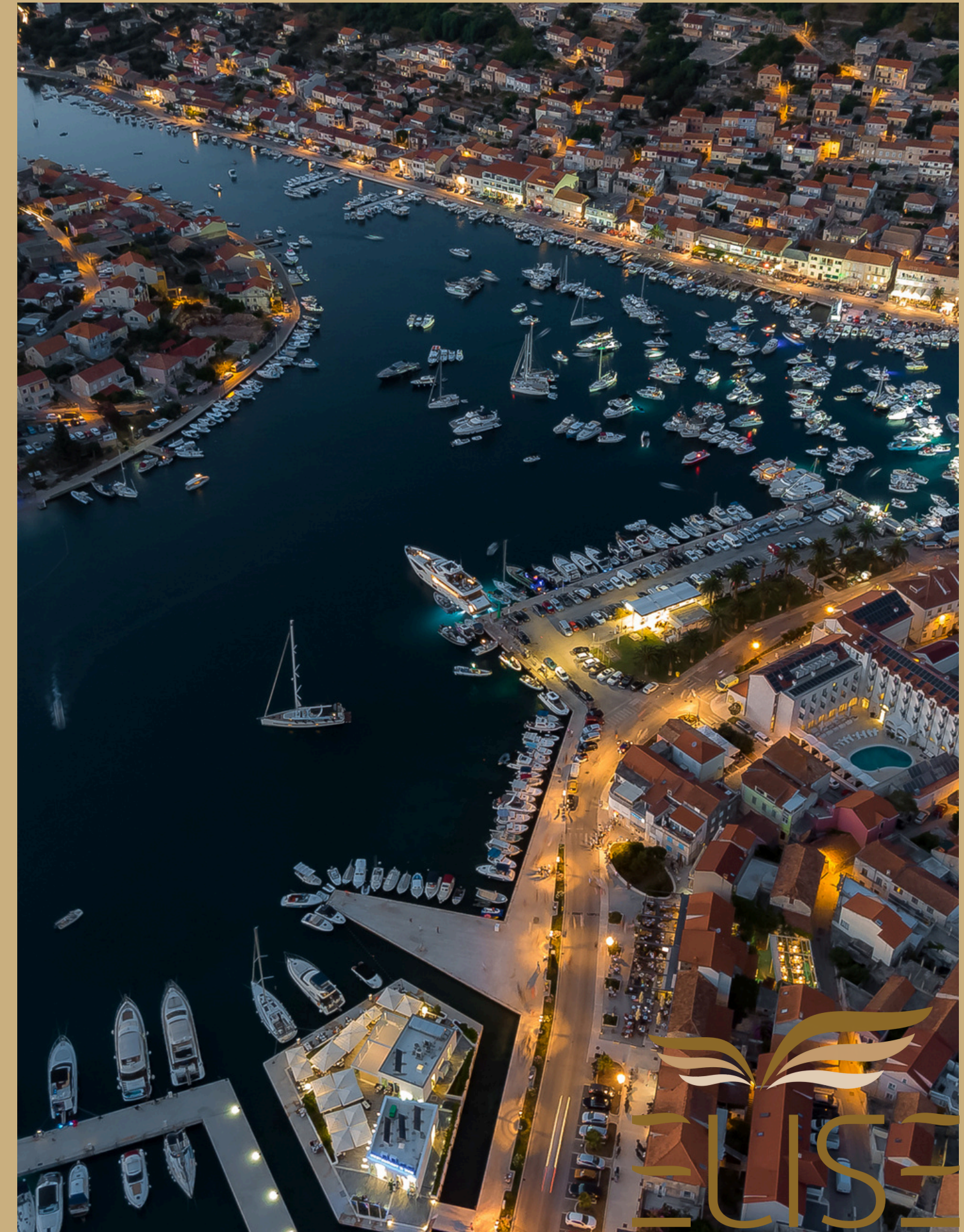
Opportunities Threats

- ◆ Strong ROI in high season ! Market sensitivity to global travel trends
- ◆ Long-term value increase ! Maintenance if owner is abroad
- ◆ Solar upgrade potential



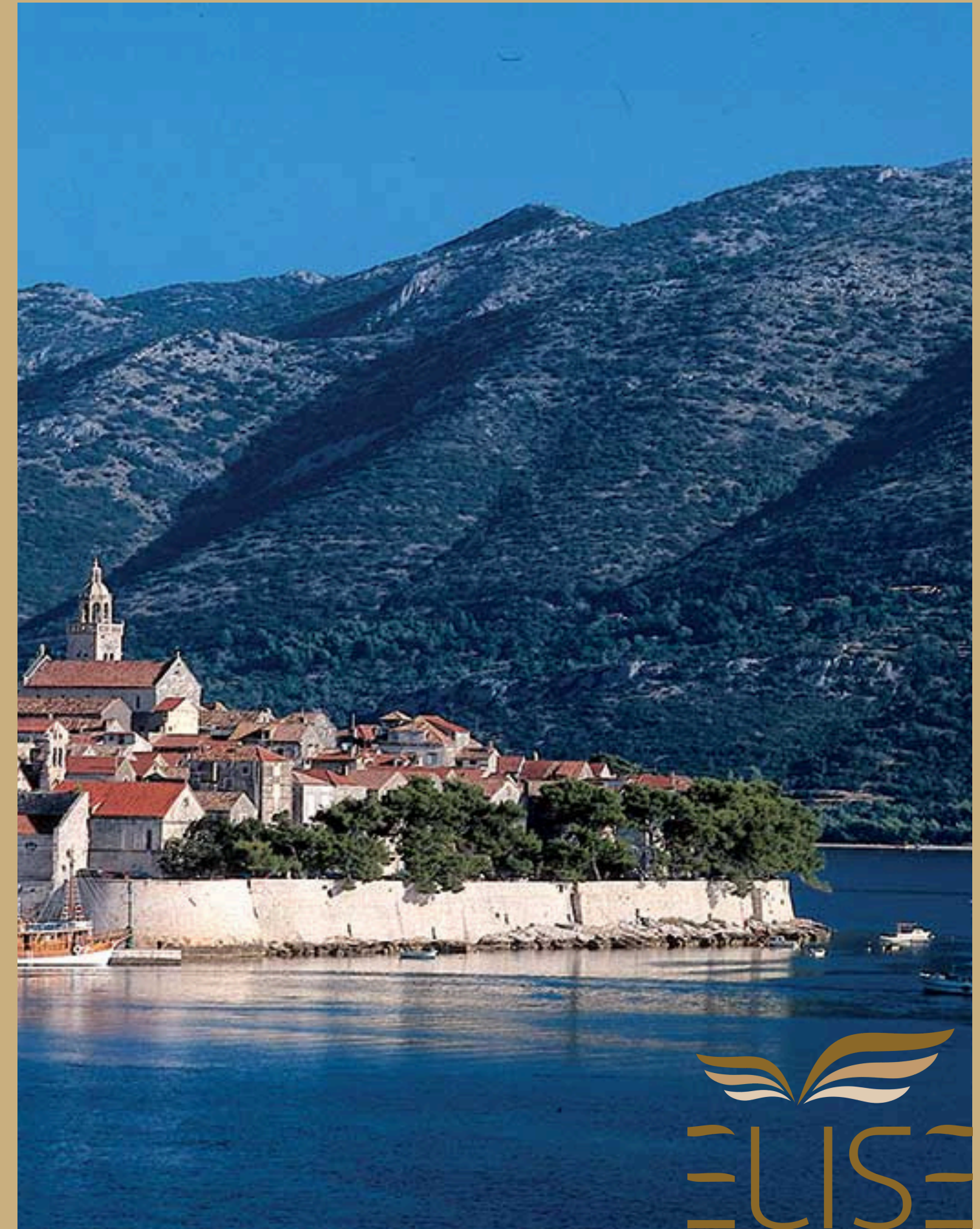
ELITE SERVICE ENTERPRISE
d.o.o
SURROUNDIN
GS/VELA
LUKA

- Nestled in a peaceful residential zone of Vela Luka, this 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/
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 and
financials



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

