



ESTATE 37° ||
DUBROVNIK

Croatia | Sotheby's
INTERNATIONAL REALTY

ESTATE 37° ||



LIVING AREA
650 m²



PLOT SIZE
30.375 m²



PRICE
0 €



BATHROOMS
6



ROOMS
6

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Nestled in the heart of the Mediterranean's most renowned winemaking region, amidst the striking scenery of Dingač on Pelješac, Estate 37° || embodies a unique harmony of world-class architecture, breathtaking natural beauty, and the essence of Mediterranean living. Spanning 30,375 m², this remarkable estate seamlessly blends sophisticated design, luxurious comfort, and harmony with unspoiled nature. Every detail is thoughtfully curated to deliver an unparalleled Adriatic lifestyle defined by elegance, refinement, and true luxury. Set on an expansive 20,000 m² plot surrounded by lush vineyards and awe-inspiring scenery, the 650 m² gross area villa was purposefully designed for absolute privacy, tranquility, and exclusivity. Its elevated setting reveals breathtaking panoramic vistas of the Adriatic Sea, rolling vineyards, and the picturesque landscape beyond. The villa's architectural vision embraces a cascading design, seamlessly integrated into the natural terrain, achieving a perfect balance between contemporary design and the timeless charm of the Mediterranean setting. At the heart of the residence lies a private wine cellar—more than just a refined repository for fine vintages, it is an inviting venue for tastings, exclusive presentations, and intimate gatherings. The expansive ground floor showcases an open-concept living area—complete with a modern kitchen, elegant dining space, and spacious lounge—complemented by six luxurious bedrooms with en-suite bathrooms for ultimate comfort. Floor-to-ceiling glass walls, sweeping terraces, and generous outdoor spaces blur the boundaries between indoors and out, cultivating a luminous, breezy atmosphere perfect for year-round living. The villa is offered fully completed and exquisitely furnished. Estate 37° || presents a truly exceptional investment opportunity on the Croatian coast. Whether envisioned as a private luxury residence, an exclusive retreat, or a world-class enogastronomic destination, it aligns seamlessly with the highest standards of contemporary architecture and sophisticated living. Estate 37° || combines a coveted location, superior craftsmanship, and enduring value, making it a rare find in today's market. It is perfectly suited for discerning admirers of the Mediterranean lifestyle who seek to revel in a captivating natural environment without sacrificing modern comforts, privacy, or uncompromising luxury.

AMENITIES

Furnished ✓

Garden ✓

Parking ✓

Pool ✓

Seaview ✓

Terrace ✓

