

WELCOME TO

ISLAND KOLOČEP DUBROVNIK CROATIA

VILLAS KALAMOTA

Exclusive, modern oasis in the heart of
Dubrovnik's Island Archipelago.



VILLA A
363 m^{2*}

VILLA B
363 m^{2*}

5 183 m^{2*}
PROPERTY

304 m^{2*}
PER RESIDENCE

180°
SEA VIEW

1 or 2
STRUCTURE/S

2
SWIMMING
POOLS

100 m
PRIVATE SEA
FRONT

WELCOME TO VILLAS KALAMOTA

*Hidden
mediterranean
natural gem*

Stylish residence, surrounded by picturesque pine trees.
Long private stone path leads toward the estate highlight
– an open terrace with a sea view swimming pool.

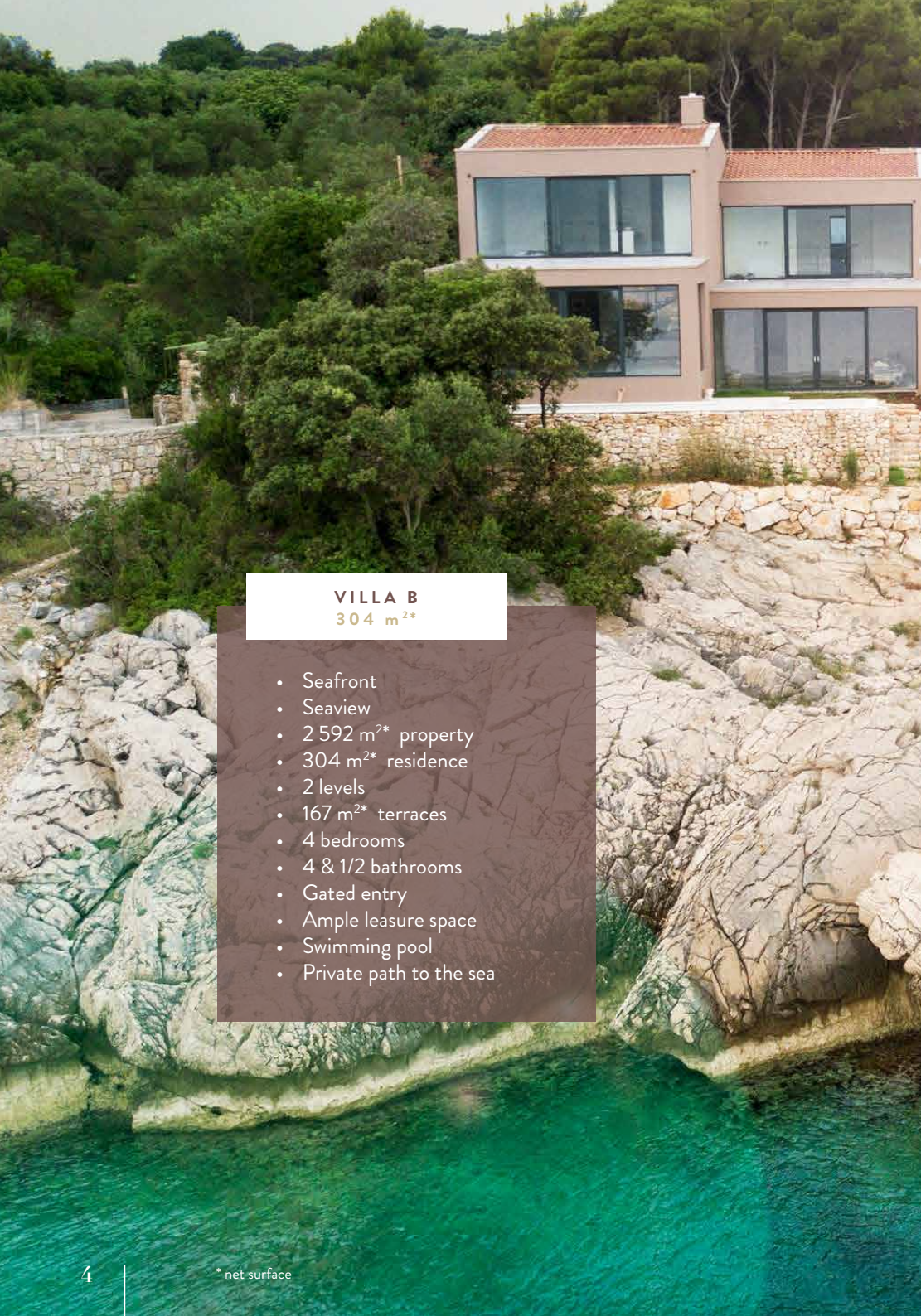
THE ESTATE

Modern luxury

Immerse yourself in the reclusiveness of this idyllic estate. Enjoy the comfort and functionality of a modern Villás with 2 levels of 304 m^{2*} each that offer incredible views that stretch for miles. The entrance to the residence is gated and sheltered by mature trees on all sides and ensuring your intimacy.

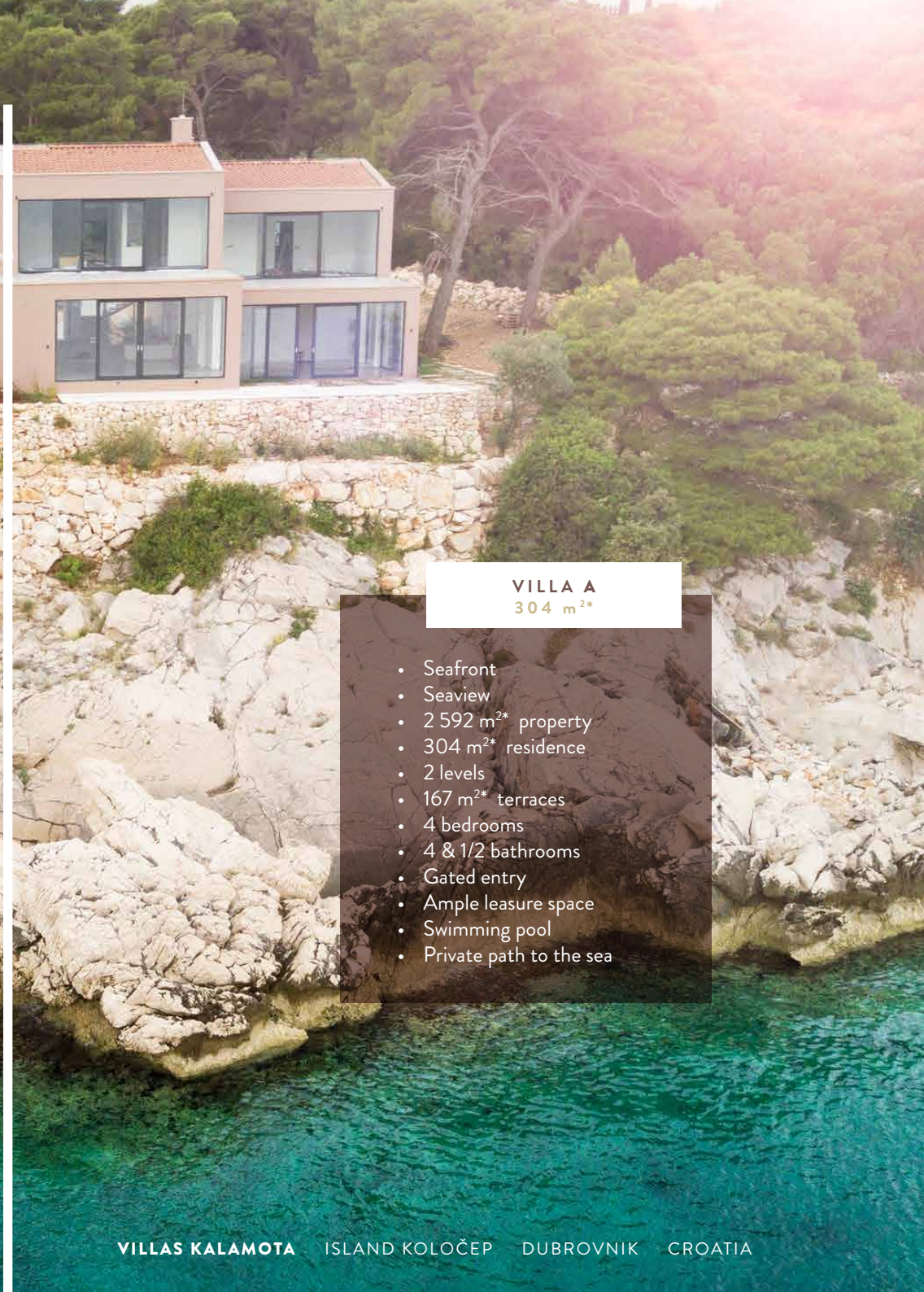
VILLA A
304 m^{2*}

VILLA B
304 m^{2*}



VILLA B
304 m^{2*}

- Seafront
- Seaview
- 2 592 m^{2*} property
- 304 m^{2*} residence
- 2 levels
- 167 m^{2*} terraces
- 4 bedrooms
- 4 & 1/2 bathrooms
- Gated entry
- Ample leisure space
- Swimming pool
- Private path to the sea



VILLA A
304 m^{2*}

- Seafront
- Seaview
- 2 592 m^{2*} property
- 304 m^{2*} residence
- 2 levels
- 167 m^{2*} terraces
- 4 bedrooms
- 4 & 1/2 bathrooms
- Gated entry
- Ample leisure space
- Swimming pool
- Private path to the sea



VILLA KALAMOTA
608 m^{2*}

- Seafront
- Seaview
- 5 183 m^{2*} property
- 608 m^{2*} residence
- 2 levels
- 334 m^{2*} terraces
- 8 bedrooms
- 8 & two 1/2 bathrooms
- Gated entry
- Ample leisure space
- Swimming pool
- Private path to the sea

... or together ...

If you put these two similar individual Villas together,
they can become an amazing property.



OPEN SPACE

A relaxing view

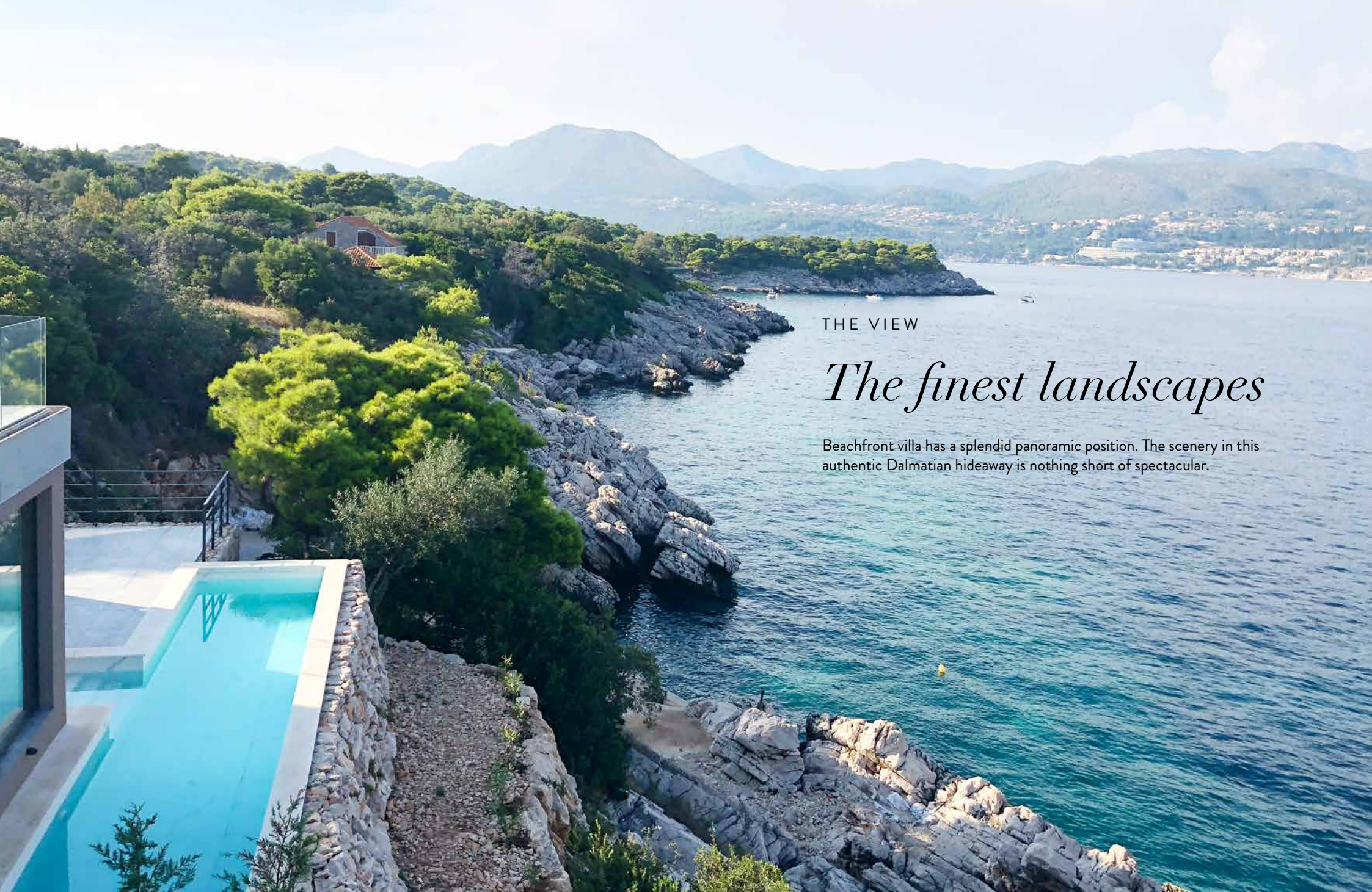
A spacious living room with natural light and a view of the finest landscapes of this Mediterranean gem.



THE VIEW

Poolside sea view

A distinctive spacious residence for luxury leisure.



THE VIEW

The finest landscapes

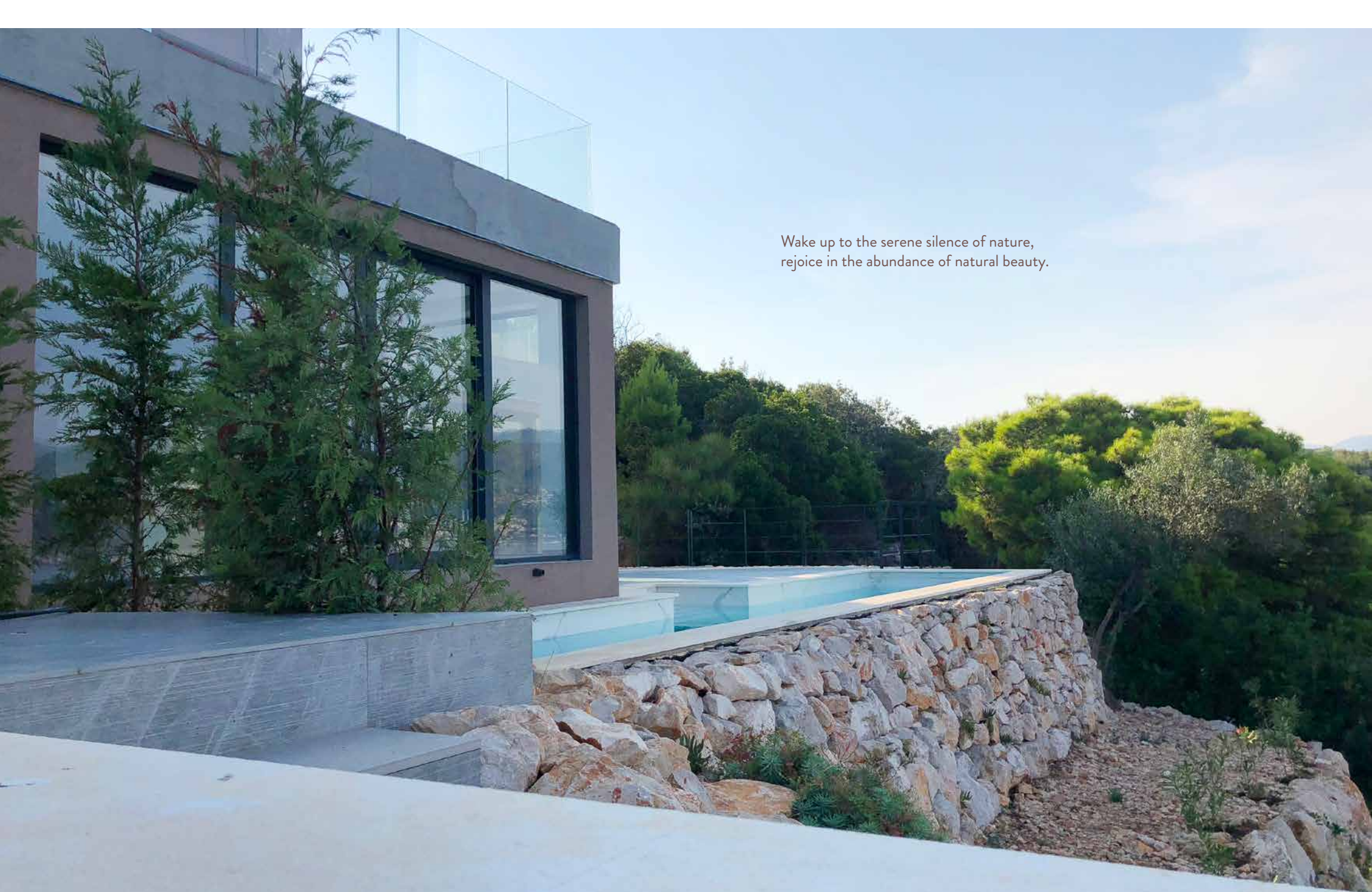
Beachfront villa has a splendid panoramic position. The scenery in this authentic Dalmatian hideaway is nothing short of spectacular.



THE SPACE

Ample & Dinamyc

Ambient of pure elegance. A living room that is interconnected with the kitchen and dining room in an open space offers you a dynamic living.



Wake up to the serene silence of nature,
rejoice in the abundance of natural beauty.





THE VIEW

Stunning sea view

Only a 15 minute boat ride from the famous medieval old town of Dubrovnik. The island is connected to the mainland by ferry, private boat or water taxi.

Features & Ameneties

VILLAS KALAMOTA ISLAND KOLOČEP DUBROVNIK CROATIA

Unique seafront property in
Dubrovnik island archipelago.

VILLA A

Overview

- Seafront
- 100 m of private seafront
- Seaview
- 2 592 m²* property
- 304 m²* residence
- 2 levels
- 4 bedrooms
- 4 & 1/2 bathrooms
- 2 terraces & 1 balcony
- Gated entry
- Ample leasure space
- Swimming pool
- Private path to the sea

Location

- Adriatic sea
- Mediatterranian
- Croatia
- 15 min boat ride to Dubrovnik

Interior

- Ceramic marble tiles
- Ceramic tiles, wood-like look & feel

Exterior

- Seafront
- 100 m of private seafront
- Seaview
- Gated entry
- Ample leasure space
- Swimming pool
- Outdoor living & Dining area
- Private path to the sea

Features & Ameneties

VILLAS KALAMOTA ISLAND KOLOČEP DUBROVNIK CROATIA

Unique seafront property in
Dubrovnik island archipelago.

VILLA B

Overview

- Seafront
- 100 m of private seafront
- Seaview
- 2 592 m^{2*} property
- 304 m^{2*} residence
- 2 levels
- 4 bedrooms
- 4 & 1/2 bathrooms
- 2 terraces & 1 balcony
- Gated entry
- Ample leasure space
- Swimming pool
- Private path to the sea

Location

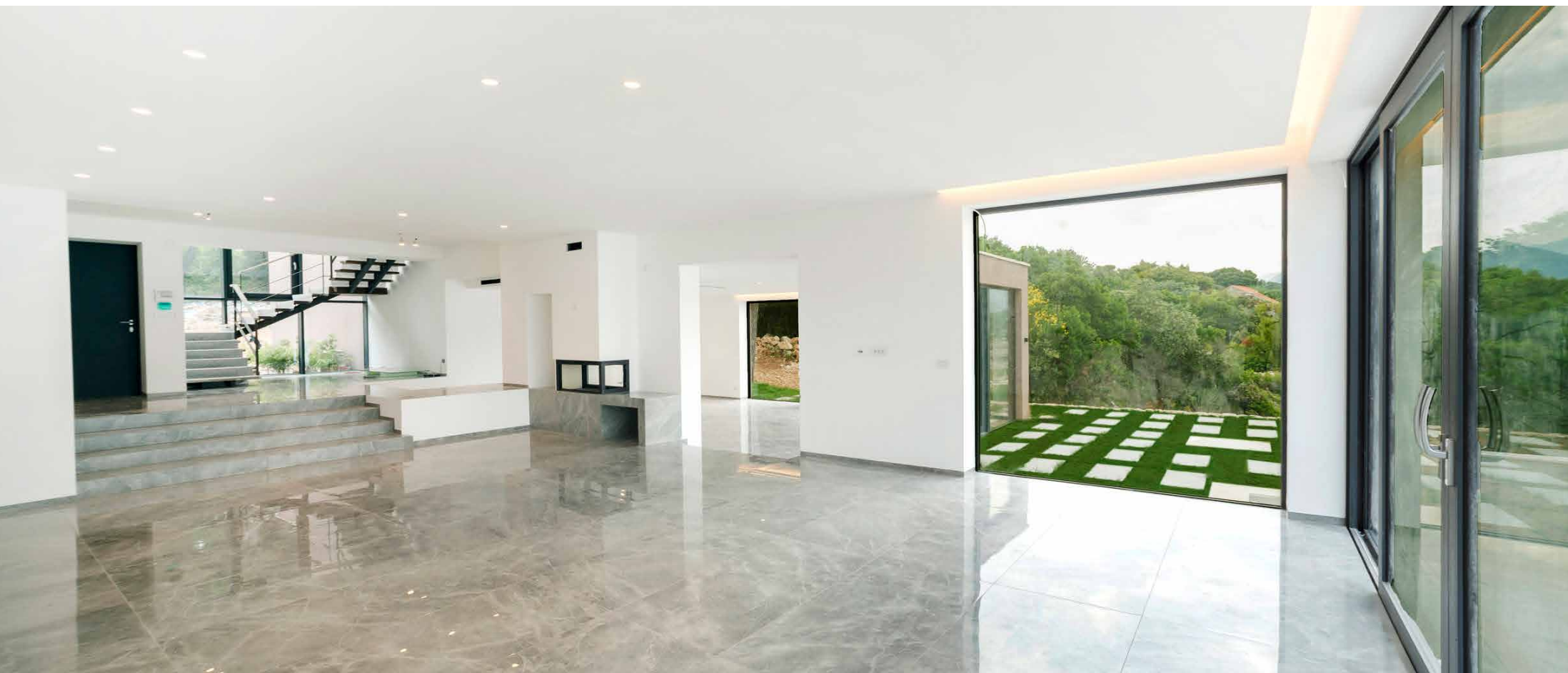
- Adriatic sea
- Mediatterranian
- Croatia
- 15 min boat ride to Dubrovnik

Interior

- Ceramic marble tiles
- Ceramic tiles, wood-like look & feel

Exterior

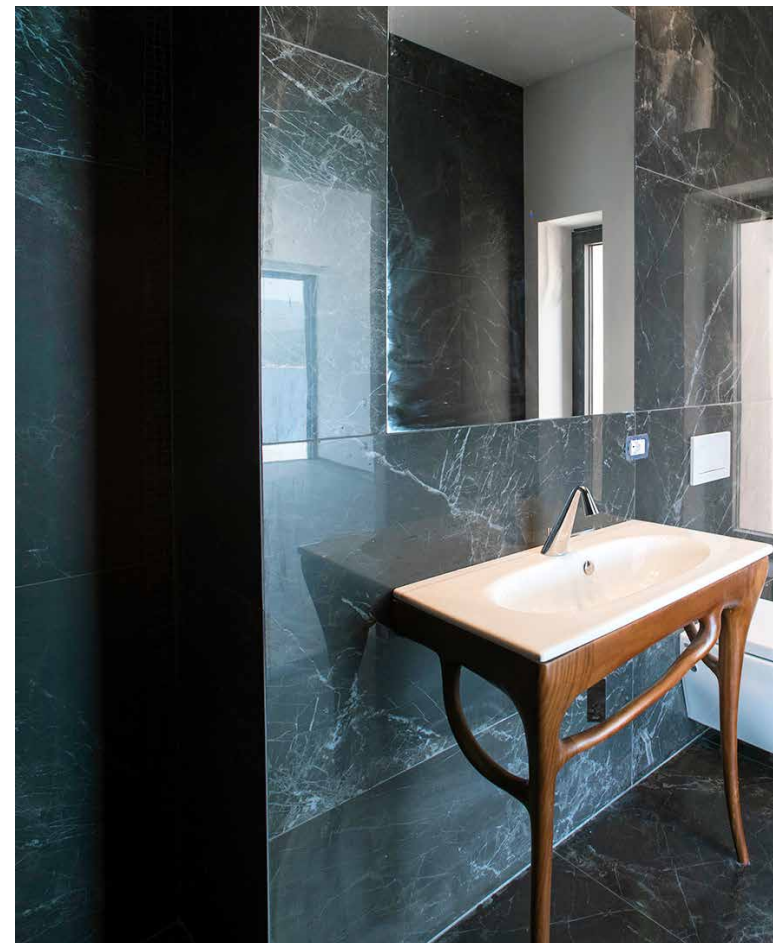
- Seafront
- 100 m of private seafront
- Seaview
- Gated entry
- Ample leasure space
- Swimming pool
- Outdoor living & Dining area
- Private path to the sea



INTERIORS

A sophisticated touch

Nothing compares to the look of natural ceramic tiles, which stay relatively cool even under direct sunlight during hot summer and also reflect light. They evoke an appearance of a glamorous look and sophisticated touch.



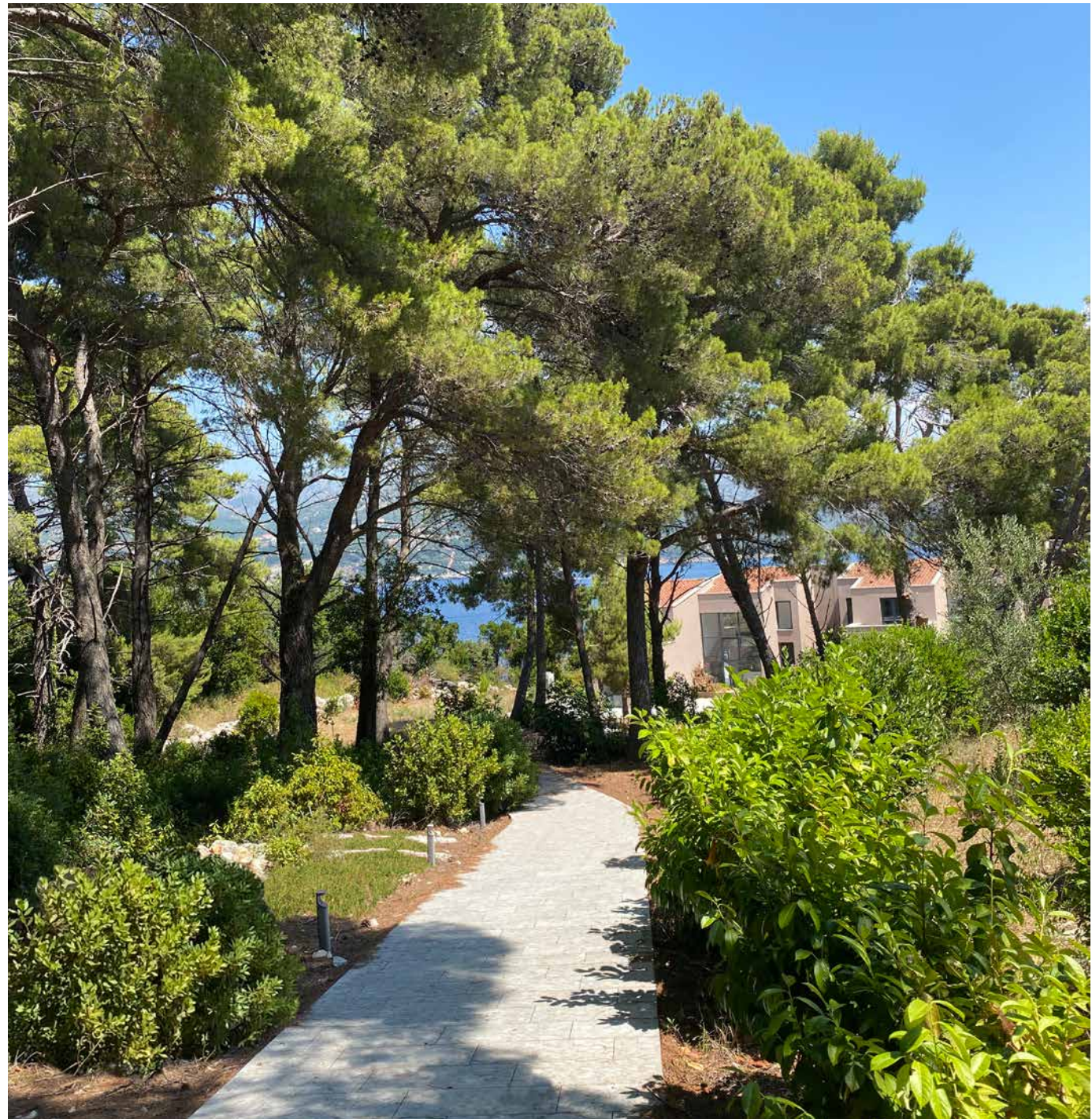
INTERIORS

*Royal, unique
yet simple*



The path

Experience unspoiled nature.
Enjoy the private long path
that leads past the villa
directly to the sea.





This incredible luxurious home offers an open floor plan spanning 304 m² of living space on two levels, featuring 4 bedrooms, 4 and 1/2 bathrooms, 2 terraces and balcony. Combining high levels of comfort with maximum style and elegance.*

- Seafront
- Seaview
- 2 592 m²* property
- 304 m²* residence
- 2 levels
- 4 bedrooms
- 4 & 1/2 bathrooms
- Gated entry
- Ample leisure space
- Swimming pool
- Private path to the sea

Villa A

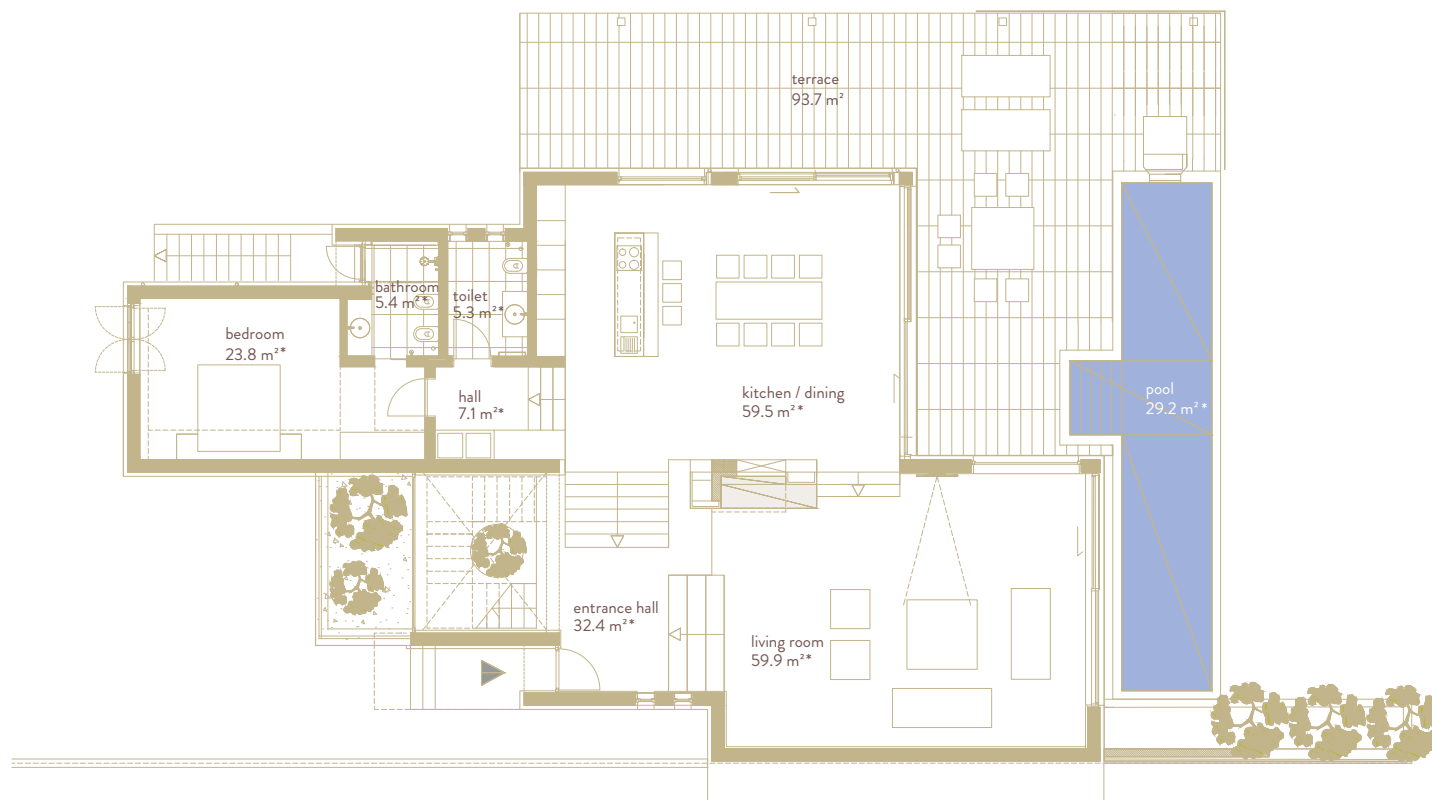
Floorplans

VILLAS KALAMOTA
ISLAND KOLOČEP
DUBROVNIK
CROATIA

VILLA A

Ground floor

- Entrance
- Hall
- Seaview
- 1 Bedroom with en-suite
- Seperate toilet
- Hall
- Terrace
- Pool



Floorplans

VILLAS KALAMOTA
ISLAND KOLOČEP
DUBROVNIK
CROATIA

VILLA A

First floor

- Staircase
- 3 Bedrooms with en-suite
- 2 Terraces
- 1 Balcony
- Walk-in closet
- Hall



- 
- Seafront
 - Seaview
 - 2 592 m²* property
 - 304 m²* residence
 - 2 levels
 - 4 bedrooms
 - 4 & 1/2 bathrooms
 - Gated entry
 - Ample leisure space
 - Swimming pool
 - Private path to the sea

Villa B

This incredible luxurious home offers an open floor plan spanning 304 m² of living space on two levels, featuring 4 bedrooms, 4 and 1/2 bathrooms, 2 terraces and balcony. Combining high levels of comfort with maximum style and elegance.*

Floorplans

VILLAS KALAMOTA
ISLAND KOLOČEP
DUBROVNIK
CROATIA

VILLA B

Ground floor

- Entrance
- Hall
- Seaview
- 1 Bedroom with en-suite
- Seperate toilet
- Hall
- Terrace
- Pool



Floorplans

VILLAS KALAMOTA
ISLAND KOLOČEP
DUBROVNIK
CROATIA

VILLA B

First floor

- Staircase
- 3 Bedrooms with en-suite
- 2 Terraces
- 1 Balcony
- Walk-in closet
- Hall







THE LOCATION

Exquisite Elaphiti Islands

Koločep is one of the three main Elaphiti Islands, closest to Dubrovnik. It has a population of around 300 people with two main villages. It's a car-free island with daily ferries, water taxis or private boats that will take you there. Discover the islands' highlight, Blue Cave, a snorkeling paradise, or enjoy the beauty of some of the best-preserved old churches.

The famous pearl of the Adriatic

The City Walls of Dubrovnik are undoubtedly one of the most beautiful and best-preserved city walls in Europe! Together with the historical old town, this gigantic wall from the Middle Ages is on UNESCO World Heritage List.



*Your new
neighbour*



Getting to and from

VILLA ELAPHOS ISLAND KOLOČEP DUBROVNIK CROATIA



20 km
ROAD DISTANCE
FROM AIRPORT



15 min
BOAT
RIDE TO
DUBROVNIK



Golf carts
ONLY
TRANSPORT
ON ISLAND



25 min
MULTIPLE DAILY
FERRY RIDES OFF/ON
THE ISLAND

Two EXCELLENT MARINAS CLOSE BY



VILLAS KALAMOTA ISLAND KOLOČEP DUBROVNIK CROATIA

Exquisite experiances

Dubrovnik Summer Games



Restaurant Bowa



Restaurant 360



Ultra modern residence is
perfectly blended in this wild,

*untouched
Mediterranean
landscape.*

