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## VILLA KARBONIA

Mixed-use residential & commercial building

Karbuni Bay, Korčula

Land area: 1,022 m<sup>2</sup>

Building area: approx. 1,100 m<sup>2</sup> (3 floors)

Purpose: residential / tourist

Ownership: 1/1, no encumbrances





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### The Property

On the western coast of Korčula, facing the endless blue of the Adriatic,

Villa Karbuni rises like a white Mediterranean yacht anchored in stone.

With 1,100 m<sup>2</sup> spread across three levels, the villa offers elegant architecture, expansive glass surfaces, panoramic terraces, and a horizon that feels within reach.

Positioned on a 1,022 m<sup>2</sup> plot with a private access road, garage, parking area, and direct access to the sea, this property seamlessly blends luxury, comfort, and natural beauty. Just 10 minutes from Vela Luka and 15 minutes from Blato — the two main centers of western Korčula — Villa Karbuni enjoys all the conveniences of nearby urban life while preserving complete privacy.

Directly in front of the villa lies a cluster of picturesque islets — Trstenik, Gubeša, and the Karbuni islets — forming its “extended living room,” accessible by kayak or small boat. These are oases of silence and untouched nature, perfect for a morning swim, a private lunch, or meditation at sunset.





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### Key Advantages

First row to the sea with a 180° panoramic view

12 apartments across three floors, all with terraces and sea views

Possibility of conversion into 2–3 luxury penthouses or 6 exclusive apartment suites

More than 350 m<sup>2</sup> of terraces and balconies

Garage and technical rooms on the ground floor

Solid reinforced-concrete structure and elegant stone façade

Possibility of mooring a vessel in front of the property

Prepared infrastructure for solar panels and an electric vehicle charging station

Complete documentation – title deed, project, and permits

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## OVERVIEW

### Investment Potential

Villa Karbuni offers multiple investment pathways, depending on the investor's strategy and vision:

#### Luxury Residential Conversion

Transform the existing structure into three premium penthouses or six luxury apartments with a pool, spa area, and rooftop lounge.

- Expected annual return: 7–10% ROI

#### Boutique Hotel & Wellness Concept

In synergy with the nearby Kalos Health & Wellness Centre in Vela Luka, the villa can become a year-round destination for health and wellness tourism.

- Eligible for EU funding and green investment programs

#### Private Residence

Create your own Mediterranean estate – an exclusive seafront home with spacious terraces, a garden, views of the surrounding islets, and complete privacy.

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### ELISE 365° Full-Service Concept

As part of ELISE.Services Real Estate & Immo Projects, every buyer and investor gains access to the comprehensive ELISE 365° model, which includes:

- Property management and rental services
- Maintenance, cleaning, and guest care
- Branding and market positioning of the property
- Administrative, legal, and investment support
- Integration into the ELISE.Experiences portfolio (Mustang GT tours, wine and art tours, agritourism)
- Year-round operations with maximized return on investment

With ELISE 365°, Villa Karbuni becomes more than a luxury property – it becomes a smart, sustainable, and profitable investment that lives 365 days a year.

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### Why Invest Now

Exclusive seafront location in the heart of western Korčula  
Immediate proximity to Vela Luka and Blato – the two economic and cultural centers of western Korčula; approx. 50 km from the town of Korčula

High potential for return and capital appreciation

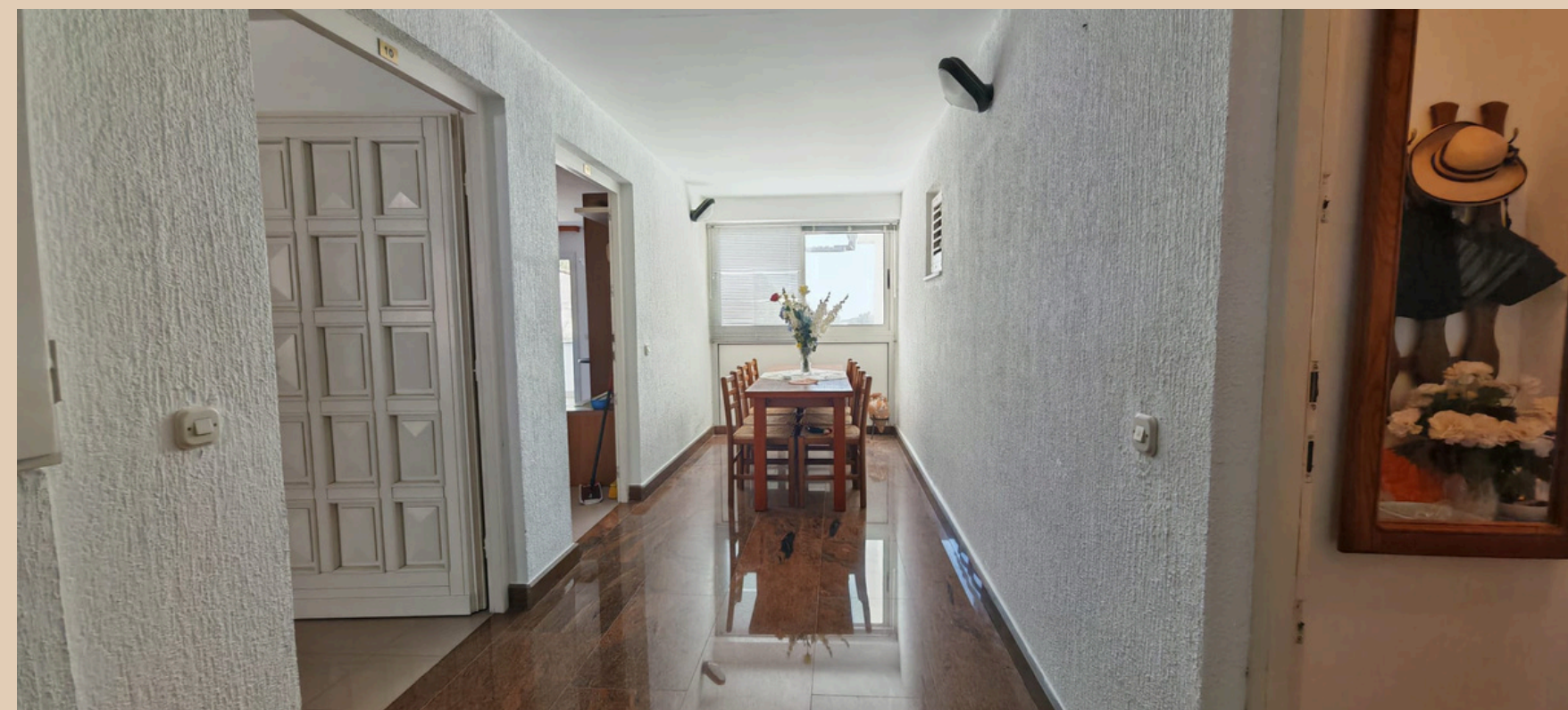
Connection to the Kalos Health & Wellness Resort project (€25M EU investment)

Eligibility for EU and green investment funding

ELISE.Services 365° model – comprehensive management and marketing

Growing demand for year-round lifestyle investments in Dalmatia

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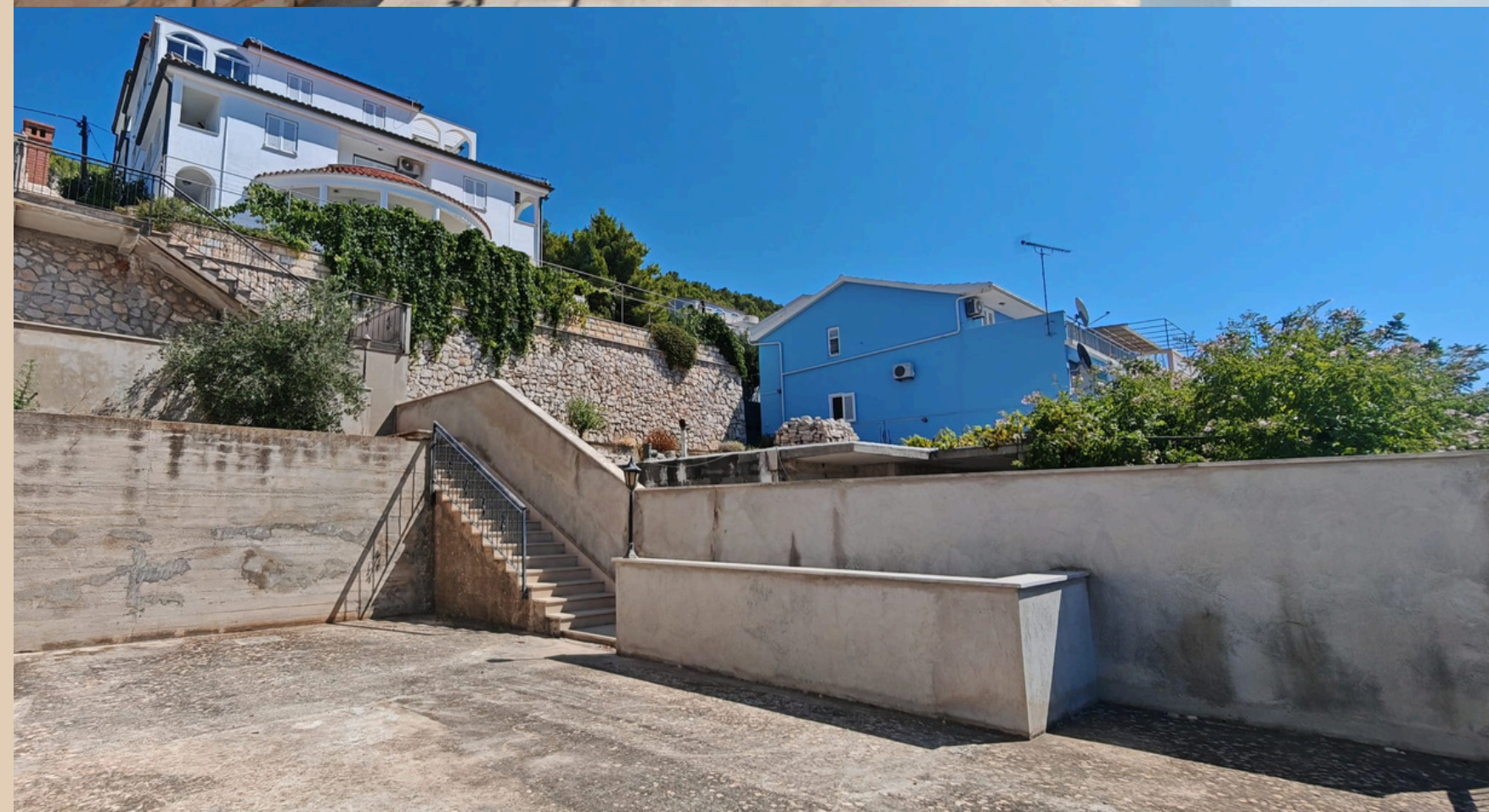
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## Financial Overview (Sample Scenarios)

6 Luxury Apartments  
Boutique hotel concept  
€250,000–€300,000  
ROI 8–10%

3 Penthouses  
Long-term luxury rental  
€180,000–€220,000  
ROI 7–9%

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CONTACT US FOR PRIVATE SHOWING



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