



316 m<sup>2</sup> Primošten, Croatia 889 000 EUR / 21 900 515 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7691</b>	Price	<b>889 000 EUR / 21 900 515 CZK</b>
Address	<b>Primošten, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>316 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>581 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Device	<b>Yes</b>
Parking	<b>Yes</b>	Terrace	<b>Yes</b>
Swimming pool	<b>Yes</b>		

## About real estate

We offer for sale a luxuriously equipped modern villa located in an attractive area near the Croatian town of Primošten, just 180 meters from the Adriatic Sea coast.

The villa is set on a 581 m<sup>2</sup> plot and offers a living area of 316 m<sup>2</sup> spread over two floors. On the ground floor, there are four spacious bedrooms, each with its own bathroom, a living room with kitchen, an additional bathroom, a wellness area, and a sauna. The upper floor features another living area, a kitchen with dining space, a toilet, and a laundry room. This exceptional property, built in 2022, combines top-tier design, high comfort, and a remarkable location with unobstructed sea views, enhanced by the villa's terraced position.

The outdoor area includes a spacious fenced terrace with a heated swimming pool and breathtaking sea views. There is also a covered outdoor seating area with a fireplace and comfortable furniture, perfect for summer evenings.

The materials used and the villa's anthracite-tone styling emphasize its modern character. Large glazed surfaces connect the interior with the exterior and ensure maximum natural light.

Technical features include underfloor heating, solar panels, an electric vehicle charging station, and six parking spaces. The villa is offered fully furnished and ready for immediate use.

Primošten is known for its vast and beautiful vineyards. The town's largest beach is called Raduča, and its smaller section, Mala Raduča, has been ranked among the 10 most beautiful beaches in Croatia. Thanks to its location—only 10 km from the historic center of Šibenik—and its quality, this property is suitable both for year-round private residence and as a high-return investment for tourist rental.