



603 m<sup>2</sup>

Primošten, Croatia

2 800 000 EUR / 68 740 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	N7565	Price	2 800 000 EUR / 68 740 000 CZK
Address	Primošten, Croatia	Type	Houses
Category	Villa	Usable area	603 m <sup>2</sup>
Number of rooms	5 and more rooms	Land area	1 850 m <sup>2</sup>
Energy performance of the building	G - Extremely uneconomical	Number of floors	3
Device	Partly	Parking	Yes
Garage	Yes	Terrace	Yes
Swimming pool	Yes		

## About real estate

We offer for sale a unique modern villa in an attractive and quiet location in the Croatian town of Primošten, a popular resort on the Dalmatian coast. This exceptional property with clean architectural lines and a southwestern orientation offers breathtaking views of the open sea and surrounding islands from all floors.

The villa has a total usable area of 603 m<sup>2</sup> and is situated on a spacious plot of 1,850 m<sup>2</sup>, spread over three floors, which have been designed with an emphasis on comfort, privacy, and a luxurious lifestyle.

On the ground floor there is a large separate guest apartment, which provides complete privacy and comfort for visitors. There is also a generous covered parking space, which is complemented by a convenient garage. The technical facilities also include a machine room. A spacious lounge is available for relaxation and leisure activities, which can be used, for example, as a games room or home cinema.

The first floor, accessible via both an outdoor and indoor staircase leading directly from the garage, consists of a central open-plan living area. Here you will find a modern kitchen connected to the dining room, which has direct access to a covered terrace with a summer kitchen and outdoor dining area – ideal for family dinners and social gatherings. This area also provides access to the main outdoor terrace with a relaxation area and an impressive 100 m<sup>2</sup> swimming pool offering unobstructed sea views. On this floor, there is another comfortable bedroom with an en-suite bathroom and a separate guest toilet.

The second floor is dedicated to a quiet and relaxation area. There are three spacious bedrooms, each with its own modern bathroom, ensuring maximum comfort and privacy for every member of the household. This floor also includes an exclusive wellness area with facilities for relaxation and home fitness, which also has its own bathroom.

The villa is currently under construction. Only the most modern materials and technologies are being used, in line with current trends in luxury living.

Primošten has retained its authentic Dalmatian character and offers a unique combination of history, nature, and modern infrastructure. This picturesque village is located between the cities of Šibenik and Split and is famous for its pebble beaches, crystal clear sea, and rich cultural life. The location offers not only a peaceful atmosphere and privacy, but also excellent access to Split International Airport, which is approximately a 40-minute drive away. The area is ideal for those seeking tranquility, luxury, and an exceptional setting right by the sea.