



310 m<sup>2</sup> Primošten, Croatia 1 750 000 EUR / 42 682 500 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7447</b>	Price	<b>1 750 000 EUR / 42 682 500 CZK</b>
Address	<b>Primošten, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>310 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>610 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Parking	<b>Yes</b>
Terrace	<b>Yes</b>	Swimming pool	<b>Yes</b>

## About real estate

We offer for sale a luxury villa of 310 sqm, located on a 610 sqm plot in the prestigious area of Primošten. This modern villa spans two levels and offers luxurious and functional spaces with unforgettable views of the sea and the town.

The ground floor boasts an open concept design where every detail has been crafted for maximum comfort. The spacious living room, elegant dining area, and fully equipped kitchen are connected to the outdoor space, ensuring a seamless transition between the interior and exterior. Two comfortable bedrooms, each with its own bathroom and walk-in closet, provide an ideal retreat for guests.

On the upper floor, you'll find the master bedroom with its own bathroom, walk-in closet, sauna, and jacuzzi. Another bedroom is also equipped with its own bathroom and walk-in closet, ensuring comfort for long stays.

A striking feature of the villa is the seven-meter high glazed atrium, offering panoramic views of the sea and surrounding landscape from nearly every room. The exterior is equally impressive, featuring a luxurious hot tub, a relaxation area with a fireplace, an outdoor grill, and a dining table for unforgettable moments with company. The villa is surrounded by a beautifully landscaped Mediterranean garden, enhancing its privacy and tranquility.

Thanks to its high-quality construction and modern technologies, this villa is the ideal place for comfortable and carefree living. All rooms are equipped with air conditioning, underfloor heating ensures pleasant temperatures year-round, and the central boiler system provides efficient heating. The SunGuard glazed walls maximize natural light and offer unobstructed views of the surrounding landscape. Automated garden irrigation, heating and cooling systems, as well as remote control for water heating and the pool, ensure easy and efficient maintenance.

Additional advantages of the villa include covered parking for three vehicles, high-quality building materials, and a unique location that provides peace and privacy while offering easy access to the sea and urban infrastructure. The villa is located just 500 meters from the sea and the center of Primošten, with Split Airport being 40 km away.

This villa represents the perfect place for luxurious living, an excellent investment opportunity, and a perfect choice for those seeking privacy and comfort in one of the most sought-after locations on the Adriatic.