



320 m<sup>2</sup> Split, Croatia 1 899 000 EUR / 46 383 075 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Veronika Pecková**  
PROJECT MANAGER

veronika.peckova@luxent.cz  
+420 771 255 255

Order number	<b>N7420</b>	Price	<b>1 899 000 EUR / 46 383 075 CZK</b>
Address	<b>Split, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>320 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>600 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Number of floors	<b>3</b>
Device	<b>Yes</b>	Parking	<b>Yes</b>
Garage	<b>Yes</b>	Terrace	<b>Yes</b>
Swimming pool	<b>Yes</b>		

## About real estate

We offer for sale a newly built luxury villa with a heated pool located in a quiet and attractive area near Split, just 300 meters from the sea. This elegant property offers 320 sqm of total living space, spread across two floors, and sits on a meticulously landscaped 600 sqm plot. The villa combines modern comfort, timeless design, and complete privacy, all set within a beautiful Mediterranean environment.

The basement level (99.1 sqm) features a spacious garage, a fully equipped fitness room, a sauna, and a versatile recreational space – ideal for a private wellness zone or entertainment area. The ground floor (81.9 sqm) comprises an entrance hall, an open-concept living area with a kitchen and dining space, a bedroom with en-suite bathroom, and a separate guest toilet. The first floor (88.4 sqm) includes three comfortable bedrooms, each with its own private bathroom, ensuring maximum comfort for both residents and guests.

The villa's exterior is enhanced by a large courtyard with a heated swimming pool equipped with a saltwater electrolysis system, heating and cooling functions, and four hydromassage jets. The area around the pool is planted with olive trees and palm trees, creating a peaceful Mediterranean oasis. Three outdoor parking spaces are also available.

The property is sold fully furnished and is ready for immediate occupancy. Thanks to its thoughtful layout, premium location, and high construction standards, it is perfectly suited for year-round living or as a lucrative investment for holiday rentals. All essential amenities – shops, restaurants, and excellent transport connections to Split and other parts of Dalmatia – are within easy reach.

This villa offers the perfect blend of stylish living, relaxation, and the Mediterranean lifestyle. For more information or to arrange a private viewing, please don't hesitate to contact us.