



1 200 m<sup>2</sup> Split, Croatia 3 000 000 EUR / 73 650 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Veronika Pecková**  
PROJECT MANAGER

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

Order number	<b>N7508</b>	Price	<b>3 000 000 EUR / 73 650 000 CZK</b>
Address	<b>Split, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>1 200 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>2 109 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Number of floors	<b>5</b>
Device	<b>Yes</b>	Parking	<b>Yes</b>
Terrace	<b>Yes</b>		

## About real estate

We offer for sale a spacious holiday apartment building with sea views, just 130 meters from the coastline, ideal for investment with potential for conversion into a boutique hotel or a small motel.

This multifunctional property is located in a quiet area on the southern side, surrounded by greenery, and boasts breathtaking panoramic sea views. The building has five floors and offers a total of six apartments, seven studios, thirteen bathrooms, ten parking spaces, and numerous balconies and terraces that provide privacy and comfortable relaxation for guests.

The basement features a large, unfinished space, ideally suited for use as a reception area or service facilities in case of conversion into a hotel.

The ground floor consists of an apartment with a living room, kitchen, bedroom, bathroom, and an open terrace — perfect as private quarters for the owner or property manager.

The first floor offers four carefully designed apartments and four spacious terraces with direct sea views. Two of the apartments include a separate bedroom, living room with kitchen, bathroom, and terrace, while the other two are studio-style units — ideal for couples or singles.

The second floor mirrors the layout of the first floor — four apartments (two with separate bedrooms, two studios), each with its own balcony and a pleasant outdoor seating area where you can enjoy views of the sea and surrounding nature.

The third floor adds another four apartments, including one spacious two-room apartment with a kitchen, living room, bathroom, and a sea-facing balcony. The remaining three apartments have a similar layout to the lower floors — bedroom with living area and balcony.

The entire building is fully air-conditioned and sold fully furnished and equipped, including fiber-optic internet and safes. The property is prepared for ecological upgrades — there are two 500-liter water heaters and infrastructure ready for the installation of solar panels. Outdoor parking for ten vehicles is available on the premises.

The property is set in an attractive environment with excellent climate, close to pebble beaches, promenades, cafés, restaurants, and other amenities. The center of Split, with the historic Diocletian's Palace, is only 6 km away, Split International Airport is 26 km distant, and nearby are other UNESCO-protected towns.

Included in the sale are digital platforms through which the owner has successfully rented the property for over 10 years during the summer season, providing stable income and an established clientele.