



🏠 134 m<sup>2</sup> 📄 Split, Croatia 💰 1 050 000 EUR / 25 494 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7460</b>	Price	<b>1 050 000 EUR / 25 494 000 CZK</b>
Address	<b>Split, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>134 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>718 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>
Terrace	<b>Yes</b>	Swimming pool	<b>Yes</b>

## About real estate

We offer for sale a unique villa situated in a quiet residential area, offering perfect harmony between luxury, comfort, and privacy. The property is surrounded by greenery on a plot of 710 m<sup>2</sup> and has a living area of 130 m<sup>2</sup>. Thanks to its location, it offers beautiful sea views from most rooms and outdoor areas.

The villa is spread over two floors and a basement, where there is a small home gym, a games room, and a utility room with pool technology, which contributes to the comfort and functionality of the house.

The ground floor consists of an entrance hall, a bedroom with en-suite bathroom, a spacious living room, a fully equipped kitchen with dining area and direct access to the terrace with heated pool.

On the first floor there are three further bedrooms, each with access to a balcony with breathtaking sea views, and two modern bathrooms.

The exterior offers a covered terrace with barbecue, a sunny terrace with swimming pool, extensive landscaped grounds and a children's playground. This environment is ideal for relaxation, entertainment and family moments in privacy and nature. There are two to three outdoor parking spaces available.

This villa is the ideal choice for those seeking an elegant and peaceful retreat in the heart of the Mediterranean, whether for private use or as a lucrative investment in tourist rentals.

The villa is located in a quiet area on the Croatian coast, offering beautiful views of the azure sea, a pleasant microclimate, and a typical Mediterranean atmosphere with the scent of pine trees and sea air.

The location is also easily accessible, with restaurants, cafes, and shops within easy reach. The convenient location ensures excellent connections to larger cities and tourist attractions, while the location itself offers complete peace and quiet away from the main tourist areas.

Thanks to the combination of beautiful natural surroundings, proximity to the sea, and high standard of amenities, this property is ideal for discerning clients looking for quality, comfort, and an unmistakable Mediterranean atmosphere.