



162 m²

Ston, Croatia

900 000 EUR / 21 951 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	N7692	Price	900 000 EUR / 21 951 000 CZK
Address	Ston, Croatia	Type	Houses
Category	Villa	Usable area	162 m²
Number of rooms	5 and more rooms	Land area	746 m²
Energy performance of the building	G - Extremely uneconomical	Number of floors	2
Device	Yes	Parking	Yes
Balcony	Yes	Swimming pool	Yes

About real estate

We offer for sale a modern villa under construction with a swimming pool and stunning views of the open sea, located in a quiet and attractive location on the southern side of the Croatian Pelješac peninsula on the Adriatic Sea.

The villa is spread over two floors with a total living area of 162 sqm. On the ground floor there is a bedroom with en-suite bathroom, a spacious living room with kitchen and direct access to the pool, and a separate toilet. Upstairs there are three more bedrooms, one of which has its own bathroom, all connected by a wide hallway. Each room has its own balcony with an open view of the sea.

The property is situated on two separate plots – a larger plot of 629 sqm where the villa stands, and a smaller plot of 117 sqm providing parking for several vehicles. The villa is only 100 meters from the beach. All amenities, including shops and restaurants, are within walking distance, ensuring maximum comfort for everyday life.

Pelješac is a picturesque peninsula in the southern part of Croatia's Dalmatian coast, stretching from the narrow strait near the town of Ston to Cape Lovište, approximately 65 km long. This region is known for its unspoiled nature, rich history, and high-quality vineyards. The strategically important Pelješac Bridge connects the peninsula with the mainland of Croatia, spanning the sea channel between Komarna and Pelješac, thus allowing passage exclusively through Croatian territory without having to cross the border with Bosnia and Herzegovina in the Neum area. Pelješac is an ideal destination for lovers of peace, nature, and traditional Dalmatian culture.

This villa represents an excellent opportunity for discerning clients looking for luxury living in one of the most sought-after locations on Pelješac, combining modern architecture with the beauty of the natural environment. The property is under construction and will be sold fully completed and furnished.