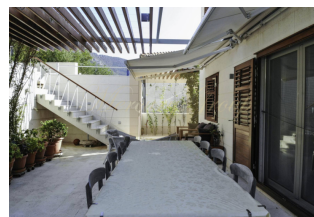




**Vis, Mediterranean villa with pool and sea view**

*Croatia, Islands of the Adriatic sea*

|                        |                    |
|------------------------|--------------------|
| <b>Price:</b>          | <b>€ 1 500 000</b> |
| <b>Object type</b>     | House              |
| <b>Market</b>          | New building       |
| <b>Year built</b>      | 2009               |
| <b>Bedrooms</b>        | 5                  |
| <b>Number of rooms</b> | 5                  |
| <b>Land area</b>       | 400 m2             |
| <b>Area</b>            | 260 m2             |
| <b>Category</b>        | For sale           |



Dalmatian villa located on a plot of 400m2, in a very quiet location, without direct neighbors.

The outdoor space is refined with a sundeck and swimming pool and a cultivated garden; sour cherries, lemons, oranges, cherries, ornamental plants, surrounded on all sides by greenery and Mediterranean cultures (olives, figs, cherries, carob)

It is divided into three floors;

Basement: indoor garage and room with kitchen and bathroom.

Auxiliary rooms in the basement: wine cellar, laundry and boiler room with "heat pumps" and boilers for hot water.

Ground floor: an independent residential complex consisting of an entrance, kitchen and dining room, living room, vestibule, two bedrooms, bathroom and engine room, with access to the outside area: a loggia, and a large yard with a summer kitchen.

First floor: an independent residential complex consisting of an entrance, kitchen and dining room, living room, hall, two bedrooms, and a bathroom with access to the outside area: loggia, sun deck and swimming pool.

In nature, two residential units and one apartment with kitchen and bathroom in the basement.

Additionally;

All shutters are aluminum and glass from Schüco; shutters are made of larch.



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TEL./VIBER/WHATSAPP:  
+ 37129642499

The entire house and courtyard are covered with white Brač stone

There is an attic that is completely covered with "ship floor"; two aluminum roof windows (skylights)

The house and yard have their own installations for television and telephone in all rooms using a "multiswitch distributor"; SAT TV antenna with two "heads" + terrestrial antenna.

- All rooms are air-conditioned (heating and cooling)
- In the basement, cooling and heating are air-conditioned (air-conditioned)
- The room and the spa in the basement have electric underfloor heating
- Heating system: underfloor water heating, "heat pumps" for each floor
- Cooling system: using cold water ("heat pump") for each floor
- Each living room has a ceiling fan
- Additional cooling in the yard using water spray - adiabatic cooling (water mist)

Phenomenal real estate, quality built (end of 2009) and maintained, unique considering the offer of real estate in the microlocation, suitable for both tourist rental and housing.

In the immediate vicinity (at a distance of 100m) there are sports fields - tennis, basketball, handball, soccer. It is 450m to the first beach.

**Contacts:**

**Alina Merca**

**GSM:** + 37129642499

(Viber, WhatsApp)

**E-mail:** alina@mgroup.lv