



**Gradac, Podaca newly built modern villa with sea view**

*Croatia, Dalmatia*

<b>Price:</b>	<b>€ 999 999</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Year built</b>	2022
<b>Bedrooms</b>	4
<b>Number of rooms</b>	4
<b>Land area</b>	510 m2
<b>Area</b>	341 m2
<b>Category</b>	For sale



For sale is a beautiful newly built (2022) luxury detached six-bedroom villa on 3 floors with direct sea views.

The villa is located on a plot of 510m2, with spacious terraces, swimming pool with built-in heating / cooling system, installed central vacuum system and garage. The net area is 341.2 m2, offering superior comfort and privacy with easy access to attractive tourist destinations and larger cities. The villa harmoniously fits into the magical ambience in which it is located, and will especially intrigue fans of minimalist aesthetics and natural light in the interior.

**Basement:** recreation and entertainment area, bedroom, bathroom, laundry / laundry room, engine room and staircase.

**Ground floor:** entrance hall, guest toilet, beautiful and bright open space living room with dining room and kitchen and access to the pool and terrace with beautiful sea views, fireplace, summer kitchen and dining area.

**1st floor:** entrance hall, 3 bedrooms with ensuite bathrooms, glass walls and sea views.

On all floors there are spacious terraces and loggias with beautiful sea views.

The sale is fully finished, but without furniture and equipment, so future owners can arrange the finishing details in the interior and plan the final style of the home according to their own wishes and requirements. The outdoor canopy in the summer kitchen and the sauna in the interior can be completed according to the customer's wishes and are included in the price of the property.

The beautifully organized outdoor space offers a handful of opportunities to relax with your loved ones. Among other things, it includes a 20-square-meter pool, sunbathing area, summer kitchen and several covered terraces



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for maximum outdoor enjoyment throughout the year. A garage space in the basement for two vehicles is also available.

Considering the picturesque location of the property not far from the coast, and good connections with popular tourist places, the villa has a huge potential as a property for tourist rental. This elegant, newly built villa is an excellent investment opportunity whether you are looking for a modern holiday home or a rental property in one of the increasingly popular destinations.

For all other information on request.

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