



**Split, Jesenice, Beautiful authentic villa with a sea view**

*Croatia, Islands of the Adriatic sea*

<b>Price:</b>	<b>€ 1 700 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Year built</b>	2023
<b>Bedrooms</b>	4
<b>Number of rooms</b>	4
<b>Land area</b>	800 m2
<b>Area</b>	228 m2
<b>Category</b>	For sale



This beautiful authentic villa is located in the small and picturesque town of Jesenice, in a unique isolated position with an open sea view and exceptional privacy.

Jesenice is a small town with 2,000 inhabitants located between the cities of Split and Omiš.

The villa is located in the green belt of the old village at the foot of the Mosor hill (a popular destination for recreational mountaineers), 2 km from the town center. The position of the villa offers a wonderful view of the sea and islands and has all the prerequisites for complete enjoyment of nature and sports activities. At a walking distance of approx. 500 m, there is a renowned tavern with excellent food, service and a wonderful view.

The villa is partly an old building, i.e. a stone house with 50 cm walls, and it was additionally extended and adapted in 2023. It is located on a plot of 800 m2 and covers 228 m2 of living space distributed over three floors (basement, ground floor, first floor) with a usable roof terrace.

In the basement there is a dining room, a kitchen equipped with all appliances, a toilet, a summer kitchen with a barbecue, a relaxation area with a sauna. In the extension, there is access to the open summer terrace with dining area and where you can enjoy the 28 m2 swimming pool with sunbathing area.

On the ground floor there are 3 spacious and beautifully decorated bedrooms with bathrooms and a living room.

On the 1st floor, there is a fourth bedroom with a bathroom, and on the roof terrace there is a jacuzzi tub with a sunbathing area, from where there is a beautiful panoramic view of the Adriatic Sea and the islands. The roof terrace also provides an excellent opportunity to observe the night sky for all astronomy lovers.



ID: HR-191-112642  
WWW.MERCURYESTATE.COM  
TEL./VIBER/WHATSAPP:  
+ 37129642499

All rooms, living room and dining room are equipped with air conditioners and WI-FI is also available.

The insulation of the villa is made of styrofoam 5 cm, the windows and doors are made of aluminum carpentry, the villa is equipped with a water heater with solar heating, the whole house has been installed for central heating and the installation for the installation of solar has also been carried out.

The villa has 4 covered parking spaces, a tool room, a pool machine room, a laundry room.

Given that the villa is located in a green belt where construction is not allowed, the villa is not connected to water supply and sewerage. The villa has a water reservoir of 54 m<sup>3</sup> and two septic tanks.

Additional information - distances from important locations:

Sea: 1500 m / Beach: 1500 m / Split 14 km / Omiš 9 km

Shopping: 2000 m / restaurant: 500 m / pharmacy 2000 m / airport: 35 km

I am available for all other information.

**Contacts:**

**Alina Merca**

**GSM:** + 37129642499

(Viber, WatsApp)

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