



**Split-Podstrana, newly built villa,  
 garage, pool with sea view**

*Croatia, Dalmatia*

|                        |                    |
|------------------------|--------------------|
| <b>Price:</b>          | <b>€ 1 600 000</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>       | 605 m2             |
| <b>Area</b>            | 306 m2             |
| <b>Category</b>        | For sale           |



Podstrana, elegant luxury villa with pool, garage, terrace and balconies with panoramic sea view from the whole house and the pool.

Ready to move in and fully furnished and equipped as in the pictures!

New villa with a swimming pool of modern design, high standard and quality of construction and level of equipment, located in a unique position on a hill with a beautiful panoramic view of the sea.

The villa has a gross area of 306 m2, of which the net area is 240 m2, located on a plot of 605 m2, located 300 m from the sea, and extends over three floors with a swimming pool in front of the building, a garage and a basement.

It consists of three floors, basement-basement with garage, ground floor, mezzanine and first floor.

The villa itself has 4 luxurious bedrooms, all with their own en suite bathrooms, a large living room, an open-plan kitchen and dining room, which leads to a spacious terrace with a swimming pool and sun deck.

In front of the building there is a large terrace with a swimming pool, a sunbathing area and a landscaped garden.

There is outdoor parking for two cars in the driveway, and in the basement there is a garage for two cars and a storage room connected to the living area by an internal staircase.

The basement part consists of: a garage for two cars, a basement, a technical room, a space for a laundry room and a staircase.



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The ground floor consists of: kitchen, pantry, spacious dining room and open-plan living room, shared toilet, one comfortable bedroom with private bathroom, and a staircase. In front of the building with a direct exit from the living room, there is a terrace connected to the apartment and a sun deck, a swimming pool of 39.5 m<sup>2</sup>, an outdoor shower with hot water, a garden of 85 m<sup>2</sup> with planted olive trees and indigenous plants and a built-in system for self-watering.

The first floor consists of: three spacious comfortable bedrooms, each with its own bathroom, one room has a spacious loggia in the south, the second room has a smaller loggia in the south, both of which offer a beautiful panoramic view of the sea and the bay. Spacious entrance hall on the staircase with green roof exit.

All rooms and premises are air-conditioned with inverter air conditioners, and floor heating is installed throughout the building (except for the fun-room basement). In front of the living room is a spacious terrace with a view of the sea, and in front of the house is a swimming pool with a sunbathing area.

High energy efficiency is ensured by a 10 cm thick styrofoam facade on the outside and 6 cm stone wool on the inside, partition walls inside the building are Knauf panels and acoustic wool, which ensures excellent sound insulation. A solar system for hot water is located on the roof, the staircase inside the building is stone with integrated LED lighting.

Outdoor swimming pool with water heating, heat pump, and water filtration by electrolysis. All shutters are anthracite aluminum shutters, three-layer glass, automated shutters, high-quality stone inside and outside the building, fence around the building, gutters in the facade,...

The villa is located in a quiet location, ideal for anyone who wants peace and privacy in a beautiful and natural environment. A great atmosphere and a luxuriously equipped vacation home are the ideal combination for a pleasant vacation. The swimming pool, the common lounge for gatherings are excellent for relaxation and all this in the private atmosphere of the fenced plot - simply perfect.

Podstrana is a tourist town 5 km from the capital of Dalmatia, Split, and 28 km from Split airport. Podstrana has all the amenities needed for a pleasant vacation, but also for everyday life: shops, restaurants, pharmacy, school, playground, ... Sandy and pebble beaches stretch from Stobreč all the way to Omiš, which is connected by a promenade along the sea.

The building is under construction and the planned completion of the works is 06/2023, and furnishing and moving in is 08/2023.

For any additional information, I am at your disposal at the mentioned contacts.

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