



**Korcula, luxurious family villa with open sea view**

*Croatia, Islands of the Adriatic sea*

<b>Price:</b>	<b>€ 2 000 000</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>	510 m2
<b>Area</b>	360 m2
<b>Category</b>	For sale



Korcula, Zrnovo, modern villa with an open view of the Korčula channel, the Pelješac peninsula, the islands of the Korčula archipelago and the town of Korčula itself, 2 km from the sea and Žrnovo Spa and 3 km from the old town of Korčula.

This stunning villa with a gross area of 360 m<sup>2</sup> is divided into four floors. It is located on a plot of 510m<sup>2</sup>. The villa offers a beautiful view of the town of Korčula, Badija and the greenery.

Contemporary architecture, minimalist interior and exterior design.

Basement 53.45m<sup>2</sup>: garage for 2 cars and service rooms.

Basement 93.08m<sup>2</sup>: gym and wellness (sauna), laundry room and utility room.

Ground floor 170.70m<sup>2</sup>: living room with kitchen and dining room, beautiful terrace, infinity pool, 3 bedrooms with bathrooms.

Floor 58.74m<sup>2</sup>: master bedroom with a bathroom and a terrace.

**LUXURY VILLA EQUIPMENT:**

KLAFS saunas

NOHRD and PENT fitness equipment

Mielle household appliances



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SANTAGOSTINO ceramics

Floor heating throughout the entire surface, heat pumps

Solar photovoltaic cells

Charger for el. cars in the garage

4 bedrooms and 4 bathrooms.

panoramic view from almost all rooms of the villas, gardens and terraces of the centuries-old pine forest, Pelješac and the Korčula channel

infinity pool

gym and wellness with a view through the window to the depth of the pool

Finnish sauna for 4 people

position to the north-east, protection from the sun

due to the mild climate, it can be used 365 days a year

heating, cooling, converters, heat pumps, underfloor heating in all rooms, solar panels on roof terraces

Schuco aluminum joinery with three-layer glass

black out curtains in all sleeping areas

ceramics of the first class

carefully planned Mediterranean horticulture

outdoor grill

next to the master bedroom Jacuzzi on the terrace

The daily rent of such an imposing villa is €2,000, and management for tourist rental can be arranged.

The possibility of buying any of the two villas or both villas as a set at a price of 3.8 million Euros + VAT. Also the possibility of buying shares in the company for both villas.

The price for one villa is 2 mil/eur + VAT.

An oasis of greenery in the intense blue Adriatic, the island of Korčula is known for its natural beauty, vineyards, food with Michelin stars, rich culture and relaxed lifestyle. This luxury property is only a few minutes away from the town of Korčula, the ferry port and the marina.

Other information on request.

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