



**Split-Podstrana, urban villa with swimming pool, sauna, jacuzzi and garage**

*Croatia, Dalmatia*

<b>Price:</b>	<b>€ 1 650 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Year built</b>	2024
<b>Bedrooms</b>	4
<b>Number of rooms</b>	4
<b>Land area</b>	600 m2
<b>Area</b>	320 m2
<b>Category</b>	For sale



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

Newly built and fully equipped villa ready for first occupancy.

The gross area of the house is 320 m2, it is located on a plot of 600 m2, located 800 m from the sea. The building has three floors, has a swimming pool in front of the building and an additional storage room and engine room. In front of the house is a fenced driveway with parking for two cars and a garage.

The villa has 4 luxurious bedrooms, 5 bathrooms, on the raised ground floor there is a large living room with an open-plan kitchen and dining room, which opens onto a spacious terrace with a swimming pool and sun deck.

It consists of: basement, high ground floor, and first floor, in front of the building there is a spacious terrace with an overflow pool, a sunbathing area and a landscaped garden, and at the top a spacious covered terrace with a jacuzzi and a beautiful view of the sea.

Closed and fenced access to the yard with parking for cars, owner's privacy ensured.

At the top of the building, on the upper floor of the second floor, there are two rooms with bathrooms, a storage room with a laundry room, and the central position of the building is a mini kitchen with a bar with direct access to a large, spacious terrace on which a jacuzzi is placed with an unobstructed panoramic view of the sea, all covered by a movable pergola. with ambient lighting.

The basement consists of: a fun room with a mini kitchen, a wellness oasis and a sauna, a storage room, a



ID: HR-191-148726  
WWW.MERCURYESTATE.COM  
TEL./VIBER/WHATSAPP:  
+ 37129642499

garage and a technical room.

The ground floor consists of: a spacious open-plan living room, two comfortable bedrooms, one with its own bathroom, a spacious hallway with a built-in wardrobe. In front of the building with a direct exit from the living room is a spacious terrace with a sunbathing area and an overflow pool, an outdoor shower with hot water and a garden with planted herbs and a built-in self-watering system.

All rooms and premises are air-conditioned with inverter air conditioners, underfloor heating is installed throughout the building (except for the 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 made of stone with integrated LED lighting and a glass railing that emphasizes elegance and luxury.

All shutters are anthracite aluminum shutters, three-layer glass, automated blinds, high-quality stone inside and outside the building, fence around the building, gutters in the facade,...

The villa is located in a quiet location for everyone who wants peace and privacy in a beautiful and well-kept environment. A great atmosphere and a luxuriously equipped vacation home are the ideal combination for a pleasant vacation. The pool, the common lounge for socializing are excellent for relaxation and a comfortable life.

Podstrana is a tourist town 5 km from the capital of Dalmatia, Split, and 28 km from Split airport. Podstrana has all the facilities needed for a pleasant vacation and 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.

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

**Contacts:**

**Alina Merca**

**GSM:** + 37129642499

(Viber, WhatsApp)

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