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**Primošten, luxury villa in a beautiful location**

*Croatia, Dalmatia*

<b>Price:</b>	<b>€ 1 750 000</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>	611 m2
<b>Area</b>	310 m2
<b>Category</b>	For sale



A luxurious villa with a total area of 310 square meters, spread across two spacious floors on a 611 square meter plot. The ground floor, designed with an open concept, offers panoramic views of the town of Primošten and the sea. It includes a large living room, dining area, kitchen, and two bedrooms, each with its own en-suite bathroom and walk-in closet. An internal staircase leads to the upper floor, which also provides panoramic views of Primošten and the sea. The upper floor consists of a luxurious master bedroom with an en-suite bathroom and walk-in closet, with direct access to a sauna and jacuzzi, as well as an additional bedroom with its own bathroom and walk-in closet. One of the villa's most striking features is the glass foyer, which, with its seven-meter height, allows for panoramic sea views from nearly every part of the villa. Notably, both the ground and first floors follow an open-concept design.

The elegant interior seamlessly connects to a meticulously designed outdoor area, ideal for relaxation and socializing. This space includes a hydromassage pool with a sun deck, a lounge area with a fire pit, and a barbecue area with a dining table. The entire villa is surrounded by a cascading garden planted with Mediterranean vegetation, and a spacious courtyard with a covered parking area for three cars.

Villa features include:

- Reinforced concrete construction
- SunGuard glass walls
- Heat pump
- Central boiler
- Air conditioning in every room
- Heated hydromassage pool (38 square meters)
- Summer kitchen
- Smart villa

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The villa's superior exterior and interior design offer a high standard of living, providing exceptional comfort and functionality.

Located in an exclusive residential area of the town of Primošten. Primošten is a beautiful small town situated on the eastern coast of the Adriatic Sea, between Šibenik and Trogir. It is known as the "town of beaches" due to its surrounding long sandy beaches.

For more information, please inquire.

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