



**Stobreč, villa with an auxiliary building of 50 m2, a swimming pool and a sea view**

*Croatia, Dalmatia*

<b>Price:</b>	<b>€ 1 700 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Year built</b>	2024
<b>Bedrooms</b>	3
<b>Number of rooms</b>	3
<b>Land area</b>	830 m2
<b>Area</b>	230 m2
<b>Category</b>	For sale



In Strožanac near Stobreč, a newly built villa with a sea view, spread over two floors with three comfortable bedrooms, a courtyard with a swimming pool and an auxiliary building (summer kitchen)

A house net area of 190 m2, all rooms are on the south with plenty of daylight, and is located just a few minutes from the sea.

The property extends over two floors with a large terrace, a sundeck and a swimming pool in front of the property and an additional summer kitchen in the yard, and is located on a plot of 830 m2.

There is a garage for a car on the driveway, and there is also additional parking for four cars.

On the high ground floor there is: a hallway, a large living room, an open-plan kitchen and dining room, a bedroom with a wardrobe and a private bathroom, a guest toilet and a storage room. In front is a large terrace with a swimming pool and a sundeck, and next to it is an additional small house with a summer kitchen and a large living room for socializing. Fenced yard and parking for cars.

On the first floor on the south side there are two spacious bedrooms, each with its own bathroom and a spacious partially covered balcony and terrace with a beautiful panoramic view of the sea.

Outdoor pool dimension 7x 4,5 m, depth 1.6 m (comfortable entrance by stairs)

The house has a modern design, high standard and quality of construction as well as the level of equipment, all rooms are air-conditioned, underfloor heating installed throughout the house.



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Maximum energy efficiency is ensured: 10 cm of stone wool with a ventilated and illuminated facade, partition walls inside the building are Knauf boards and acoustic wool, which ensures superior sound insulation.

External anthracite wood-aluminum windows, triple glazing, triple-layer glass stop sol, electric automated shutters, high-quality stone inside and outside the building, relief stone on the facade, aluminum fence around the building ensuring privacy, gutters in the facade,....

The building was built in 2024. completely decorated and furnished.

I am at your disposal for any additional information

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