



## A luxury villa by the sea for sale, on a plot of 594 m<sup>2</sup>, Split - Croatia



🏠 494 m<sup>2</sup> 📄 Split, Croatia 📄 on request



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7016</b>	Price	<b>on request</b>
Address	<b>Split, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>494 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>594 m<sup>2</sup></b>
Low energy	<b>No</b>	Energy performance of the building	<b>G - Extremely uneconomical</b>
Device	<b>Yes</b>	Parking	<b>Yes</b>
Balcony	<b>Yes</b>	Terrace	<b>Yes</b>
Cellar	<b>Yes</b>		

## About real estate

We offer for sale a spacious villa with magnificent sea views near the popular Dalmatian town of Split in Croatia. The usable area is 494 sqm and the total land area is 594 sqm. The property is furnished with designer, quality furniture.

The basement of the villa features a guest studio with a bedroom, kitchen with dining area and a private bathroom. For relaxation and entertainment there is a games room, fitness room and bar. There is also a utility room and laundry room.

On the ground floor there is a modern kitchen, a dining room and an equipped living room with access to the terrace. On the terrace there is a swimming pool and an outdoor seating area with a fireplace.

On the first floor there are four spacious bedrooms with fitted wardrobes, two of which have en-suite bathrooms.

The large terrace on the second floor of the 175 sqm villa offers incredible views and space to relax. Here you can enjoy the jacuzzi, sauna and outdoor bar.

The villa comes with a garage for two cars and outdoor parking on the property for one car.

All amenities are nearby, including schools, medical facilities, shops and restaurants. Split is the largest city in Dalmatia and the second largest city in Croatia. Diocletian's Palace, dating back to the 4th century, forms the centre of the city - a UNESCO World Heritage Site since 1979. The city also offers various kinds of entertainment, there are several important theatres. On the west side of Split is Marjan Hill, which is a local park. From the north and northeast, the city is protected by the Kozjak and Mosor mountains. Split is also an important cultural metropolis.