



500 m<sup>2</sup> Marina, Croatia 2 500 000 EUR / 60 625 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7846</b>	Price	<b>2 500 000 EUR / 60 625 000 CZK</b>
Address	<b>Marina, Croatia</b>	Type	<b>Houses</b>
Category	<b>Family House</b>	Usable area	<b>500 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>1 000 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Parking	<b>Yes</b>
Terrace	<b>Yes</b>	Swimming pool	<b>Yes</b>

## About real estate

We offer for sale an exceptional property in a small tourist town in the heart of Dalmatia, situated in an exclusive location in the first row by the sea. The cascading terrain has allowed for the creation of an architecturally sophisticated villa that blends naturally into the surrounding landscape, offering maximum privacy while providing breathtaking panoramic views of the Adriatic Sea.

The property is spread over five floors, three of which are used as living space, while the remaining levels are used for technical and ancillary facilities. At the level of the access road, right by the sea, there is an exceptionally spacious garage – a real rarity in this location – with a capacity of at least six vehicles and the possibility of additional parking as needed. An outdoor staircase leads from the garage to two generous terraces. The first is equipped with a swimming pool and sunbathing area, ideal for summer relaxation, while the second offers a quiet space for relaxation and social gatherings with an open view of the sea.

The first residential floor includes a fully functional two-room apartment with its own bathroom and terrace. Like all other apartments in the villa, this one is fully equipped, air-conditioned, and ready to continue its established tourist rental.

On the second floor, there is another two-bedroom apartment, currently used by the owners for their own needs, as well as a luxuriously furnished one-bedroom apartment with a spacious terrace and breathtaking sea views.

The third residential floor offers a comfortable two-bedroom apartment with two large terraces that ensure complete privacy and unobstructed views of the sea horizon.

All apartments are modernly furnished, air-conditioned, and have been very successfully rented on a long-term basis with excellent reviews and high occupancy rates since the preseason.

The villa is connected to the municipal water supply and electricity grid, and the roof is ready for the installation of solar panels, which will further increase the energy efficiency and long-term value of the property.

The crystal-clear sea, quiet location, absolute privacy, and high standard of workmanship make this villa an exceptionally attractive and truly rare opportunity on the market.