



🏠 220 m<sup>2</sup> 📄 Primošten, Croatia 💰 1 300 000 EUR / 31 674 500 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Veronika Pecková**  
PROJECT MANAGER

veronika.peckova@luxent.cz  
+420 771 255 255

Order number	<b>N7838</b>	Price	<b>1 300 000 EUR / 31 674 500 CZK</b>
Address	<b>Primošten, Croatia</b>	Type	<b>Houses</b>
Category	<b>Family House</b>	Usable area	<b>220 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>870 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Parking	<b>Yes</b>
Balcony	<b>Yes</b>	Terrace	<b>Yes</b>
Swimming pool	<b>Yes</b>		

## About real estate

We offer for sale a luxury villa in Primošten with panoramic sea views. This exclusive villa, perfectly equipped and custom-furnished, spans three floors and offers a combination of comfortable living, modern design, and Mediterranean lifestyle.

The basement, accessible from both outside and inside the house, features a games room suitable for children and adults, storage space, and a laundry room, ensuring practical and comfortable facilities.

The ground floor includes a modern kitchen with a dining area, a spacious living room with access to a covered terrace, a bedroom with its own separate entrance, and a bathroom. This space is designed with an emphasis on connecting the interior with the exterior and maximizing the use of daylight.

On the first floor, there are three elegant bedrooms, each with its own bathroom and access to south-facing terraces that offer breathtaking panoramic views of the sea and surrounding nature.

The large garden is fully planted and equipped with an irrigation system. The exterior includes a heated swimming pool with a sun terrace, outdoor kitchen, fireplace, pergola, toilet, and outdoor shower—ideal for relaxation and social events.

The villa is equipped to the highest standard: custom-made furniture, underfloor heating, a heat pump for heating and cooling, solar panels for water heating, a wood-burning fireplace, five air conditioning units, porcelain tiles around the edges of the garden, and a fast charger for electric cars. The house also has a security and video intercom system for maximum safety and comfort.

Primošten, on the Dalmatian Riviera, offers a combination of peaceful privacy, proximity to the sea, and easy access to all civic amenities, restaurants, and tourist attractions.