



550 m<sup>2</sup> Murter, Croatia 2 500 000 EUR / 61 562 500 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Veronika Pecková**  
PROJECT MANAGER

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

Order number	<b>N7559</b>	Price	<b>2 500 000 EUR / 61 562 500 CZK</b>
Address	<b>Murter, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>550 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>732 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Number of floors	<b>4</b>
Device	<b>Yes</b>	Parking	<b>Yes</b>
Terrace	<b>Yes</b>	Swimming pool	<b>Yes</b>

## About real estate

We offer for sale a brand-new modern designer villa with breathtaking sea views – an ideal choice for anyone seeking a combination of luxury, comfort, and an attractive location close to the sea and all essential amenities. This exceptional property offers a total living area of 250 sqm, spread over four floors, and is set on a 732 sqm plot. The villa is fully furnished and equipped, and thanks to large glass walls on each level, it boasts plenty of natural daylight, a spacious feel, and panoramic views of the sea and surrounding nature.

All rooms in the villa are air-conditioned and feature underfloor heating, ensuring maximum comfort year-round. The basement level is thoughtfully designed for leisure and relaxation, including a game room with a billiards table, a gym, and a wellness area with a sauna. This space opens onto an outdoor terrace through sliding glass doors, naturally extending the area toward the pool, sun deck, and outdoor kitchen with a grill.

The ground floor features four bright and spacious bedrooms, each with its own en-suite bathroom. All rooms offer stunning views of the sea, natural surroundings, and the olive groves that encircle the property. The first floor houses an open-plan living area with a kitchen and dining room, also featuring large glass surfaces and direct access to a generous terrace. Here, you'll find a hot tub – the perfect place to unwind while enjoying uninterrupted views and the mesmerizing sunsets this region is known for.

The top floor is a rooftop terrace with lounge seating – an ideal spot for sunbathing, relaxing, or spending the evening with friends. The villa's courtyard is fenced, surrounded by a carefully maintained garden with an automatic irrigation system, and offers three covered parking spaces.

The property is in an excellent micro and macro location – in a peaceful setting, yet close to beaches, restaurants, shops, the airport, and the highway. Thanks to its well-thought-out architecture, modern amenities, and attractive location, this villa is ideal not only for private use but also as a highly profitable investment in luxury holiday rentals.