



🏠 210 m<sup>2</sup> 📄 Primošten, Croatia 📄 1 850 000 EUR / 44 964 250 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|                                    |                                   |                  |                                       |
|------------------------------------|-----------------------------------|------------------|---------------------------------------|
| Order number                       | <b>N7465</b>                      | Price            | <b>1 850 000 EUR / 44 964 250 CZK</b> |
| Address                            | <b>Primošten, Croatia</b>         | Type             | <b>Houses</b>                         |
| Category                           | <b>Villa</b>                      | Usable area      | <b>210 m<sup>2</sup></b>              |
| Number of rooms                    | <b>5 and more rooms</b>           | Land area        | <b>1 035 m<sup>2</sup></b>            |
| Energy performance of the building | <b>G - Extremely uneconomical</b> | Number of floors | <b>2</b>                              |
| Device                             | <b>Yes</b>                        | Parking          | <b>Yes</b>                            |
| Garage                             | <b>Yes</b>                        | Terrace          | <b>Yes</b>                            |
| Swimming pool                      | <b>Yes</b>                        |                  |                                       |

## About real estate

We offer for sale an exclusive luxury villa with panoramic sea views, on a small hill above the picturesque town of Primosten. This modern villa, spread over two floors, offers not only spectacular views, but also a high standard of amenities that make it the ideal place for those seeking comfort, privacy and elegance.

The ground floor of the villa consists of a spacious entrance hall, living area with a well-equipped kitchen and dining room. This space is lit from floor to ceiling, allowing unobstructed views of the surrounding countryside and ensuring plenty of natural light throughout the day. There is also a wellness room with a jacuzzi, which is ideal for relaxation, along with an additional toilet and sauna.

The second floor of the villa offers four luxurious bedrooms, each with an en-suite bathroom and access to a terrace where you can enjoy the view of the surrounding countryside or the sunset over the sea. Quality materials, sophisticated design and thoughtful details create an oasis of calm and comfort in each bedroom.

The villa's exterior is as impressive as its interior. The landscaped garden features a swimming pool and sun terrace, perfect for relaxing and refreshing on hot summer days. The covered part of the terrace is designed for relaxation and socializing, where you can spend pleasant moments with family or friends. This space has been designed to maximally encourage outdoor living and enjoyment of the beautiful surroundings.

The villa is equipped with high technology and offers a total of 5 parking spaces, 2 of which are in the garage and 3 outside. The entire house and its surroundings exude quality and luxury that is evident in every detail, from the choice of materials to the interior design. Its location on a hill and little traffic in the neighborhood make the villa ideal for those seeking privacy and tranquility, while having all the benefits of the nearby town and beaches within easy reach.

This villa represents a rare opportunity for those looking to invest in a property. Do not hesitate to contact us for more information.