



102 m<sup>2</sup> Šolta, Croatia 1 100 000 EUR / 26 686 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7434</b>	Price	<b>1 100 000 EUR / 26 686 000 CZK</b>
Address	<b>Šolta, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>102 m<sup>2</sup></b>
Number of rooms	<b>4 rooms</b>	Land area	<b>430 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>
Terrace	<b>Yes</b>	Swimming pool	<b>Yes</b>

## About real estate

We offer for sale a modern villa on one of the most beautiful islands of the Adriatic - the island of Šolta. This beautiful property is located just a few steps from the sea coast and offers unobstructed sea views. The villa is situated in a quiet part of the island and at the same time close to the town and the main port, which ensures an ideal combination of peace, privacy, and convenient accessibility.

The villa has a living area of approximately 102 m<sup>2</sup> and is built on a plot of 430 m<sup>2</sup>. It is spread over two floors and is designed with an emphasis on functionality, detail, and comfort. On the ground floor, there are three spacious bedrooms, each with its own bathroom and air conditioning. Two of the bedrooms have direct access to the terrace, where there is a 30 m<sup>2</sup> heated swimming pool. The ground floor also includes a laundry room.

The first floor of the villa offers an open and airy living space - a kitchen, dining room, and living area, as well as a separate bathroom and entrance hall. This floor provides access to the parking lot adjacent to the house.

The outdoor area is thoughtfully designed for relaxation and entertainment - a heated swimming pool with sea views, a hot tub, a covered outdoor kitchen with a dining area, a barbecue, a sunbathing area, table tennis and a children's playground. The villa is sold fully furnished and ready for immediate use. It is an ideal choice for those looking for a modern holiday home, a private retreat, or a stable investment in tourist rentals.

Šolta, a picturesque island in central Dalmatia, is known for its unspoiled nature, traditional Mediterranean lifestyle, and convenient distance from Split, which is connected by regular ferries and catamarans. This location maintains a peaceful and authentic atmosphere, making it an increasingly sought-after place for private living and investment.

Thanks to its proximity to the main port and shops, you have all the necessary infrastructure within easy reach, while the location of the property itself offers complete privacy and tranquility. The island of Šolta is an ideal place for lovers of peace, nature, and exclusivity.