



400 m<sup>2</sup> Split, Croatia 2 900 000 EUR / 71 456 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7492</b>	Price	<b>2 900 000 EUR / 71 456 000 CZK</b>
Address	<b>Split, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>400 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>350 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>
Garage	<b>Yes</b>	Terrace	<b>Yes</b>
Swimming pool	<b>Yes</b>		

## About real estate

We offer for sale a villa in a prestigious residential area of Split, just a few minutes' walk from Firule Beach and the historic city center. This exceptional villa was originally built in 1962 and underwent a complete renovation in 2019, with an emphasis on quality workmanship and the use of selected materials.

The house is spread over four floors and offers space with maximum emphasis on privacy, comfort, and social life. The basement has space for entertainment and relaxation—a cinema room, billiard room, stylish wine cellar, fully equipped kitchen, and bedroom with bathroom and direct access to the wellness area with pool and hot tub. This space is ideal for evening gatherings with family and friends in complete privacy. The ground floor offers an elegant entrance hall, a spacious living room connected to the dining room, a modern kitchen, a separate pantry, and a guest toilet – all designed with an emphasis on timeless aesthetics and functionality. On the first floor, there are three generously sized bedrooms with private balconies and partial sea views, two bathrooms (one of which is equipped with a sauna) and additional storage space. The second floor is dedicated to a luxurious master suite, which includes a dressing room, study, and private terrace with panoramic views of the Adriatic Sea.

The entire property is fully air-conditioned and equipped with central heating. Security is provided by a sophisticated camera and alarm system. The outdoor area offers plenty of space for relaxation, gardening, and lounging by the pool, while ensuring complete privacy.

Split, Croatia's second largest city, is a lively Mediterranean center that combines a rich cultural history with a modern lifestyle. The local promenades, marinas, restaurants, galleries, and shops create a unique atmosphere for living and recreation. Thanks to its excellent accessibility, including an international airport and ferry connections, this location is ideal for year-round living as well as an investment opportunity for luxury recreational use. This villa represents an exceptional investment opportunity and an ideal home for discerning clients seeking exclusive living within easy reach of the sea and urban infrastructure, without compromising on comfort and privacy.