



440 m<sup>2</sup> | Split, Croatia | 1 300 000 EUR / 31 486 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7509</b>	Price	<b>1 300 000 EUR / 31 486 000 CZK</b>
Address	<b>Split, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>440 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>3 122 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Number of floors	<b>5</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 two exclusive holiday villas located in close proximity to the sea and boasting panoramic views of the Mediterranean Sea. Both properties are south-facing and surrounded by greenery, ensuring plenty of privacy and a pleasant microclimate. They feature clean lines, modern architectural style, and a well-thought-out layout.

The villa was built on three floors and includes a total of three bedrooms and three bathrooms. In addition to the living areas, it also offers a gym, an outdoor pool, and a fireplace for preparing traditional Mediterranean dishes. There are two open, partially covered terraces, ideal for relaxing and sitting with a view of the sea.

In the basement of the villa there is a fitness area designed for relaxation.

On the ground floor there is a modern kitchen and a spacious living room with beautiful sea views. There is also a bedroom with a private bathroom and direct access to an open terrace with an outdoor dining area, barbecue, and swimming pool.

On the first floor, there are two bedrooms, each with its own bathroom, and one open terrace from which you can enjoy unobstructed views.

The second villa is designed as two separate apartments, each with its own entrance, and is ideal for both larger families and tourist rentals. In total, it offers four spacious bedrooms, four bathrooms, an outdoor fireplace, and a swimming pool with a heating system. There are two open, partially covered terraces that ensure a comfortable stay outdoors.

On the ground floor (apartment no. 1) there is a modern kitchen and living room with direct access to the terrace, which leads to the pool with sea views. There are also two bedrooms and two bathrooms.

On the first floor (apartment no. 2) there are two more elegant bedrooms, also with bathrooms, a kitchen and a living room with access to a spacious terrace, which offers a pleasant place to sit and enjoy the view.

Both villas are fully air-conditioned and are sold fully furnished, including stylish interior and exterior furniture, appliances, LED lighting, TV, and an automatic cooling system.

The property has an outdoor parking lot with capacity for up to eight vehicles (each villa has four spaces).

An interesting feature is the possibility of free water use thanks to underground wells.

The properties are located in an attractive south-facing location that provides a sunny Mediterranean climate all year round. There are pebble beaches, cafes, restaurants, and other urban infrastructure in the vicinity.

The nearest larger city, Split, is only 9 km away, and Split Airport is 26 km away. UNESCO-protected towns are also nearby, including the historic center of Split with Diocletian's Palace.