



730 m² Split, Croatia 2 550 000 EUR / 62 755 500 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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| Order number | N7567 | Price | 2 550 000 EUR / 62 755 500 CZK |
| Address | Split, Croatia | Type | Houses |
| Category | Villa | Usable area | 730 m² |
| Number of rooms | 5 and more rooms | Land area | 900 m² |
| Energy performance of the building | G - Extremely uneconomical | Number of floors | 4 |
| Parking | Yes | Terrace | Yes |
| Swimming pool | Yes | | |

About real estate

We offer for sale an exceptional house in an attractive location in Split, which, thanks to its size, layout, and carefully maintained grounds, is ideal for comfortable family living or business purposes (e.g., company headquarters, luxury apartment building, or small boutique hotel).

The property is situated on a spacious plot of approximately 900 sqm and consists of a total of five floors, each offering a gross area of approximately 136 sqm. The house is divided into several separate residential units, which can be connected according to individual needs.

On the ground floor there is a one-bedroom apartment with a bathroom, while the second part of the ground floor is currently used as office space with a separate toilet. This flexible space can serve as a business facility, a doctor's office or a separate unit for guests.

The first floor has a two-bedroom apartment with two bathrooms, with the possibility of connecting to the second floor via an internal staircase to create a spacious two-story apartment. On the second floor, there is another unit with one bedroom and a bathroom, which can also be connected to the lower floor.

The third and fourth floors (attic) feature a spacious duplex apartment with a total of five bedrooms and four bathrooms. This space offers high comfort for a large family or a great opportunity for short-term accommodation.

The property also includes a separate 50 sqm auxiliary building with its own bathroom, which can be used as a summer kitchen, fitness or wellness area.

The exterior of the house is carefully maintained – an ornamental garden, large courtyard, sunny terrace with pergola, elegant seating area, and heated swimming pool provide the ideal setting for relaxation and social events. There is also ample parking for several vehicles within the fenced grounds.

This property represents an exceptional opportunity for those looking for flexible and spacious living with added value for investment or business use in one of the most attractive towns on the Croatian coast.