



1 100 m<sup>2</sup> Split, Croatia on request



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|                                    |                                   |               |                            |
|------------------------------------|-----------------------------------|---------------|----------------------------|
| Order number                       | <b>N7805</b>                      | Price         | <b>on request</b>          |
| Address                            | <b>Split, Croatia</b>             | Type          | <b>Houses</b>              |
| Category                           | <b>Villa</b>                      | Usable area   | <b>1 100 m<sup>2</sup></b> |
| Number of rooms                    | <b>5 and more rooms</b>           | Land area     | <b>930 m<sup>2</sup></b>   |
| Energy performance of the building | <b>G - Extremely uneconomical</b> | Device        | <b>Yes</b>                 |
| Parking                            | <b>Yes</b>                        | Garage        | <b>Yes</b>                 |
| Balcony                            | <b>Yes</b>                        | Terrace       | <b>Yes</b>                 |
| Cellar                             | <b>Yes</b>                        | Swimming pool | <b>Yes</b>                 |
| Lift                               | <b>Yes</b>                        |               |                            |

## About real estate

We are offering for sale an exceptional villa located in the most prestigious part of Split, Croatia, in a quiet setting of an elite residential neighborhood directly by the sea. This remarkable property represents a perfect blend of modern luxury, sophisticated design, and authentic Mediterranean charm. The villa is set on a plot of 930 m<sup>2</sup> and offers 1,100 m<sup>2</sup> of living space spread across five floors, all connected by an internal elevator. Each level provides a unique view of the sea, the surrounding islands, and the historic center of Split, creating an unparalleled atmosphere of peace and comfort.

The interior has been designed with great attention to elegance, functionality, and maximum comfort. The villa features four spacious bedrooms with en-suite bathrooms and a master suite with two dressing rooms and bathrooms. It also includes a wellness area with an indoor swimming pool, jacuzzi, sauna, fitness center, and direct access to a Mediterranean garden. For leisure and entertainment, there is a private cinema, a wine cellar, and a garage for four cars. The rooftop hosts an exclusive penthouse with a terrace offering unforgettable panoramic views of the sea and the city.

This exceptional villa provides complete privacy, ultimate comfort, and the atmosphere of true Mediterranean luxury. It is sold fully furnished and equipped, ready for immediate use—ideal as a family residence or as an investment property in one of the most sought-after locations on the Dalmatian coast.

Split is the second-largest city in Croatia and the main hub of Dalmatia. Situated on the eastern shore of the Adriatic Sea, it offers excellent transport connections, including Split International Airport, a port with ferry lines to nearby islands, and a highway linking the city with Zagreb and other European destinations. The area offers full amenities—renowned restaurants, marinas, schools, and cultural landmarks, including the historic city center listed as a UNESCO World Heritage Site. This villa thus represents the perfect combination of exclusivity, privacy, and accessibility to everything this prestigious part of Dalmatia has to offer.