

DALMACIJA, PODSTRANA - EKSLUZIVNA VILLA SA POGLEDOM NA MORE, Podstrana, House



Seller Info

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Company Name: DUX NEKRETNINE d.o.o.
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About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then

because we like to stay in touch
even after the contract is signed
- because our mission is more
than just a job.

Listing details

Common

Title:	DALMACIJA, PODSTRANA - EKSLUZIVNA VILLA SA POGLEDOM NA MORE
Property for:	Sale
House type:	detached
Property area:	500 m ²
Lot Size:	2000 m ²
Number of Floors:	2
Bedrooms:	13
Bathrooms:	8
Price:	2,200,000.00 €
Updated:	Nov 19, 2024

Location

Country:	Croatia
State/Region/Province:	Splitsko-dalmatinska županija
City:	Podstrana
City area:	Podstrana
ZIP code:	21312



Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes

Parking

Number of parking spaces:	7
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Description

Description:	<p>DALMATIA, PODSTRANA - EXCLUSIVE VILLA WITH SEA VIEW We proudly present this highly luxurious villa located in one of the most luxurious settlements on the southern part of the Adriatic coast. It is about sun bathed and decorated with greenery. Thus, just a few short minutes of easy driving or walking from the center of Podstrana and beautiful beaches, this unmissable villa is located, worth every bit of your attention. What distinguishes this property from all the others is the fact that it was built from the beginning with the quality of all the work performed, the high level of quality of every material used, highly valuable</p>
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and unique furniture, and also the organization of the interior space with the courtyard of the villa. The goal was to ensure the maximum level of comfort and functionality in each of the rooms of the villa. In addition to all that was mentioned, the location of the villa was carefully chosen in order to satisfy the need for peace, privacy and luxury that the owners were striving for, while in addition it makes living and staying in the villa simple due to the proximity of the necessary facilities such as shops, restaurants, schools, walks, numerous walks the beach and the like. Join us in the story of this rare and valuable opportunity, one of the most attractive villas on this part of the Adriatic. **PROPERTY DESCRIPTION:** Only 1100 m from the landscaped beach and the crystal clear sea is this high-quality family detached villa consisting of a total of 500 m² of living space, which extends over three floors, and which is located on a landscaped and maintained plot of 2000 m². Upon entering the villa, we are first greeted by a graceful and luxurious reception area full of natural light with a space designed for receiving guests, an internal staircase leads us to the second floor, which further leads us to four luxurious rooms. The rooms are designed as an open space, a comfortable and spacious living room decorated with large glass walls, with the help of which the space is flooded with daylight, which conveys a feeling of luxury, warmth and airiness of the space. Likewise, direct access to the summer terrace and an open view of the sea opens through the same glass walls. In addition to the living room, there is also a dining area, big enough for the whole family, as well as a slightly separate and slightly more private, modern, bright kitchen equipped with top-quality Italian elements, chosen exclusively for this villa. In a slightly more private part of the room, there are comfortable bedrooms with their own bathrooms. An internal staircase that leads us to the third floor of the villa, where there are four additional bedrooms; which are designed in the same way as those on the second floor. We must not forget to mention, the roof of the villa where you can enjoy the space intended for entertaining with friends and family conceived as a place to relax. The roof of the villa consists of a large swimming pool and a sunbathing area where you can enjoy hot summer days with a view of the Dalmatian islands. **DESCRIPTION OF THE PROPERTY:** The villa is located on a completely fenced plot of 2000m². The courtyard of the villa is surrounded by a stone wall that follows the style and design of the villa in order to create cohesion between the villa and the outside space. It is a maximally private garden hidden from all eyes, which offers the opportunity for a carefree stay in the open air with family and friends. Access to the villa is provided directly from the paved road by car, which then leads us to the basement garage area with the possibility of parking for 8 cars. In addition, the villa has several additional outdoor parking spaces. Pedestrian access to the villa is provided by a road through a gate that leads directly to the main entrance to the villa through a smaller landscaped part of the garden in front of the villa. The main exterior of the villa is located at the back of the garden in a private atmosphere, hidden from view. You have the opportunity to spend your stay in the open air on a large covered terrace with seating, which is located next to the swimming pool with an arranged sunbathing area and a view of the greenery. As it is a 50m² pool with a saltwater system, it can be used almost all

year round. You don't have to worry about your youngest family members because there is enough space on the garden for carefree play and fun, and in addition, the pool has an automatic cover that is intended for a safe stay on the garden with regard to safety against a possible accidental fall into the pool. The courtyard of the villa is decorated in a Mediterranean tone, numerous Mediterranean plants and various greenery were used, which the owners successfully achieved a pleasant and unique place to stay in the open air all year round, but of course, the most beautiful period of being outdoors is still during the spring and summer months . Greenery and plants are taken care of by an automatic irrigation system.

ADDITIONAL AND TECHNICAL INFORMATION: In short, it is a villa that will surely leave you speechless right at the entrance, which, with its smart organization of the interior space and direct communication with the exterior of the villa, makes the stay simpler and more pleasant, and which, in addition to the quality of all the works and the high level of quality of every material used, as well as the attractive location, represents one of the rarest opportunities on this part of the coast of the Istrian peninsula with the possibility of own investment and a safe return on investment. * The villa is sold furnished, as can be seen in the pictures, with top quality furniture from renowned manufacturers on the market and signature of the designer. * All the rooms of the villa are air-conditioned, which, along with high-quality installed insulation and mild climate in our areas, guarantees a pleasant stay throughout the year. * The ownership of the villa is in order, owner 1/1, without financial burden, and the villa has all the necessary documentation. **LOCATION DESCRIPTION:** The villa is located in a small and luxurious settlement of Podstrana, located only 1100 m from the well-maintained beaches and only a few steps from the center of Podstrana. It is a settlement that is mostly filled with luxurious family houses and holiday villas. The owners carefully chose the location to build the oasis with the aim of enjoying peace and privacy without crowds. In terms of location, the property is positioned in an ideal place within easy reach of all the facilities necessary for a safe and peaceful everyday family life. Namely, just a few steps from the villa or just a few short minutes of easy driving, there are numerous shops, supermarkets, restaurants, coffee bars, campsites, well-kept beaches and the unique Cape Kamenjak as a protected natural area of southern Istria with numerous hiking and cycling trails, beautiful natural beaches, only a 3-minute drive from the villa. In addition to all the above, we must mention that the first landscaped beach is located only 1100 m from the villa, which is purposefully landscaped for all property owners in this settlement. For more necessary information, additional questions or a desire to organize a tour of the property and its location, please feel free to contact us. Dear clients, the agency commission is charged in accordance with the General Business Conditions www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 30754

Additional contact info

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