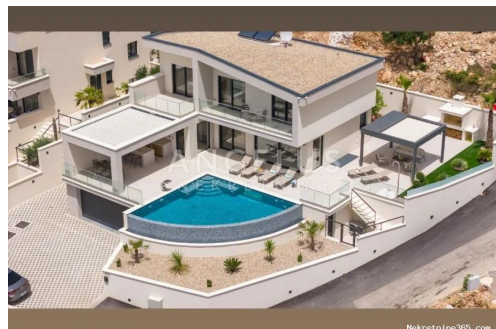


Split, Podstrana - Luksuzna vila, Podstrana, House



Seller Info

Name: Agencija Angelus nekretnine
 First Name: Agencija
 Last Name: Angelus nekretnine
 Company Name: Angelus nekretnine d.o.o.
 Service Type: Selling and renting
 Website: <https://www.angelusnekretnine.hr>

Country: Croatia
 Region: Grad Zagreb
 City: Zagreb
 ZIP code: 10000

Address: Vlačka ulica 72
 Mobile: +385 91 482 6401
 Phone: +385 1 466 2233

About us: Angelus nekretnine d.o.o. is a company founded by a team that has almost two decades of experience in mediating real estate from eminent world names in this industry such as KingSturge, Jones Lang LaSalle and Engel & Voelkers. Angelus real estate agency with offices in Zagreb and Split, mediates in real estate business on the territory of the entire Republic of Croatia.

Traditional values such as reliability and sense of responsibility are the foundation of our work. Both features are firmly rooted in the philosophy of our company.

Responsibility and respect for our clients, the endeavor to always meet customer expectations, and the personal discipline and motivation of each of our employees

contribute to the high quality of our brokerage service.

Our strength is based on continuous training of our employees, constant updating of information and continuous transfer of knowledge within our company. When you sell your home with us, we assure you that your real estate will be advertised and presented in the right way. And when you buy your dream home, we will work in the hope that your dreams will become reality. It is our passion to find a new home or business space for you. It is important for us to feel comfortable in your new space and to fully meet your needs. At all stages of the buying or leasing process we are always actively assisting you, we are present with you at all stages of negotiations until final realization.

Reliability, competence and above all discretion are for us the most important pillar of our business, which makes us successful. We are here for you, at your service!

BASIC INFORMATION

Company: Angelus nekretnine d.o.o.
 Short name: Angelus nekretnine
 Headquarters: Vlačka ulica 72
 OIB: 09618765380
 Place of registration to Commercial court and number of entry: Zagreb, 02755556

Bank and account number:
HR5124020061100902550
Base capital: 20.000 kn
Board members: Anastazija
Darijević

Listing details

Common

Title: Split, Podstrana - Luksuzna vila
Property for: Sale
House type: detached
Property area: 300 m²
Number of Floors: 1
Bedrooms: 4
Bathrooms: 4
Price: 1,890,000.00 €
Updated: Jul 25, 2024

Condition

Newbuild: yes
Built: 2024

Location

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

Permits

Ownership certificate: yes



Additional information

Energy efficiency: A+

Parking

Number of parking spaces: 2

Description

Description:

Angelus Real Estate offers you a newly built luxury villa with a sea view for sale. Discover a stunning villa in a prestigious location with panoramic sea views. This lavish property spans 300 m² of living space, providing top-notch comfort and a sophisticated lifestyle. LOCATION: A fully furnished and equipped villa of contemporary design, distinguished by exceptional construction quality and amenities, is for sale. Situated in a unique hillside location with sea views, it is in an area exclusively comprising luxury properties of a similar type. The villa is near the main road and the town center, just 300 meters from the sea. It is located in a peaceful setting surrounded by nature, making it ideal for anyone seeking tranquility and privacy. Donja Podstrana is a tourist village located south of the city of Split, the second-largest city in the Republic of Croatia and the largest city on the Adriatic coast. The village is known for its beaches, clear sea, and mild Mediterranean climate, offering beautiful views of the sea and surrounding islands, making it an attractive destination for living and vacationing for decades. It has all the amenities needed for vacation or living, including shops, restaurants, pharmacies, a school, and facilities for children. It is 30 km from Split Airport, 15 km from the ferry port, and 15 km from the town of Omiš. The location offers the perfect balance between a peaceful environment and proximity to all necessary amenities. DESCRIPTION: The total living area is 300 m², spread across two floors and a basement, offering ample space for family and guests. If you have imagined finding your place in a Mediterranean setting, in peace, quiet, and complete privacy, enjoying a sea view, this is the villa for you. Exterior: The terrace is equipped with an infinity pool and a bioclimatic pergola with a summer kitchen and dining area, providing an ideal spot for outdoor cooking. A spacious sunbathing area with eight loungers and a landscaped garden with Mediterranean plants typical of this region makes this villa an ideal place for relaxation and enjoyment. A specially designed garden barbecue area in a shaded lounge spot is perfect for gatherings and outdoor entertainment. Interior: The villa spans three levels: basement, ground floor, and first floor. It offers four spacious bedrooms, each with its own bathroom. The open-plan living room is connected to a modern kitchen and dining area that leads to a beautiful terrace. The terrace is equipped with an infinity pool, a bioclimatic pergola, a sunbathing area, and a landscaped garden with Mediterranean plants, making this villa an ideal place for relaxation and enjoyment. The kitchen is equipped with top-quality appliances and designed for functionality and aesthetics, ideal for preparing gourmet meals. Each of the four bedrooms on the first floor has its own bathroom, providing additional privacy and comfort. The spacious rooms allow plenty of natural light and beautiful views of the surrounding landscape. All rooms in the villa are air-conditioned with inverter air conditioners, and underfloor heating is installed throughout the property, ensuring comfort even during colder winter days. The villa also features a central vacuum system, high-quality sound insulation, and a solar panel for hot water on the roof. The internal stairs are made of stone with integrated LED lighting, further enhancing the elegance alongside the glass railing. Luxury is also emphasized by the automated anthracite-colored shutters and

triple-glazed windows. The outdoor pool is equipped with a water heating system, a heat pump, and water filtration. The landscaped garden with olive trees and indigenous plants has an automatic irrigation system. The wellness corner in the basement offers the perfect place for relaxation and revitalization, ideal for taking care of body and mind. There is also an entertainment area with a billiards table, home theater, and an elegantly designed bar with a view of the outdoor pool, making it an ideal spot for social gatherings and family and friends' entertainment. This villa is ideal for those seeking a luxurious and relaxing living space. Every detail has been carefully designed to ensure maximum comfort and elegance. Do not miss the opportunity to own this newly built and fully furnished luxury villa in a unique location, ready for occupancy! The agency commission is calculated in accordance with the General Terms and Conditions and the price list published at Angelus Real Estate. For more information, contact our agent. Your Angelus Real Estate Ltd. ID CODE: 5189

Additional contact info

Reference Number: 627676

Agency ref id: 5189