

## LUKSUZNA MODERNA VILLA SA BAZENOM II, Podstrana, House



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	LUKSUZNA MODERNA VILLA SA BAZENOM II
Property for:	Sale
House type:	semi-detached
Property area:	280 m <sup>2</sup>
Lot Size:	330 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	11
Bathrooms:	5
Price:	1,600,000.00 €
Updated:	Oct 29, 2024

### Condition

Newbuild:	yes
Built:	2023

### 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:	2
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### Description

Description:	LUXURY MODERN VILLA WITH SWIMMING POOL II, DONJA PODSTRANA We are selling a luxurious modernist semi-detached villa with a
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total net usable area of 280.78 m<sup>2</sup> located in the area of Donja Podstrana. Podstrana stretches along a six-kilometer long coastline, a ten-minute drive from the city center of Split, and in the hinterland is the Perun hill, which is ideal for hiking and enjoying nature. Podstrana is adorned with a gentle sea coast with crystal clear sea and well-groomed pebble beaches, which is ideal for relaxation and rest. The Lungomare (promenade) stretches along the entire Podstrana coast, designed for a relaxing walk and easy bike ride. The total construction gross area is 291.56 m<sup>2</sup>. The villa has 1 residential unit. Pedestrian access to the main entrance to the building is on the southeast side. Vertical communication between floors is via an internal light staircase and an elevator through all floors. The villa consists of a basement, ground floor, first and second floor. It has two parking spaces belonging to it, which are located outdoors. In the basement there is a sauna, gym, bathroom, laundry room and utility room. On the ground floor there is one bedroom with bathroom, toilet, kitchen and living room and dining room. There are three bedrooms on the first floor, each with its own bathroom and a hallway. On the second floor there is a roof terrace, a summer kitchen, a toilet, a swimming pool and a room for pool equipment. Sea view already from the first floor of the villa. The beach is 50 meters away, there is also an underpass to the beach, so it is not necessary to cross the road. Nearby are all essential amenities such as shops, cafes, restaurants, beaches and beach facilities, as well as public transport and a children's playground. \*\*\*The construction of the villa is in progress, and the completion of construction is planned at the end of the fifth month of 2024.\*\*\*

**FROM THE PROJECT DOCUMENTATION:** The load-bearing structure of the building consists of reinforced concrete walls and reinforced concrete slabs of mezzanine structures and roof structures. The basic structure is a reinforced concrete slab with a thickness of 30 cm. The internal partition walls will be made of plasterboard, with a double coating of plasterboard panels, on a substructure made of galvanized CW 50 type profiles and filled with mineral wool. Wet areas are lined with moisture-resistant plasterboard. The walls in the bathrooms and toilet will be covered with ceramic tiles. The floors will be made floating, on a layer of elasticized expanded polystyrene (EPS-T, with a reinforced cement screed and a final covering with parquet or ceramic tiles. Before the final coating with ceramic tiles, a waterproofing coating will be applied on the bathroom floors and on the walls around the shower. In the staircase and the entrance hall, the final floor covering is made of non-slip stone slabs, while the balconies and terraces will be covered with ceramic tiles of appropriate anti-slip and resistance to external influences. The undeveloped part of the plot will be arranged partly as a vehicular and pedestrian access and parking, and partly as a green area, horticulturally arranged with autochthonous low and tall plants. The terrain around the building and the fence walls will be designed so that they do not disturb the appearance of the environment and that the natural water flow does not change to the detriment of neighboring properties and buildings. The fence walls on the lot will be constructed with a maximum height of 1.2 m, and the supporting walls with a maximum height of 1.5 m. \*Exempt from payment of real estate transfer tax 3%\* Inspection of the property is possible only with a signed

brokerage contract. For more information, floor plan of all floors and other questions, please contact: DORA RADUJKO GSM: +385 91 956 5822  
dora.radujko@dogma-nekretnine.com ID CODE: ST717

### Additional contact info

Reference Number: 675644

Agency ref id: ST717