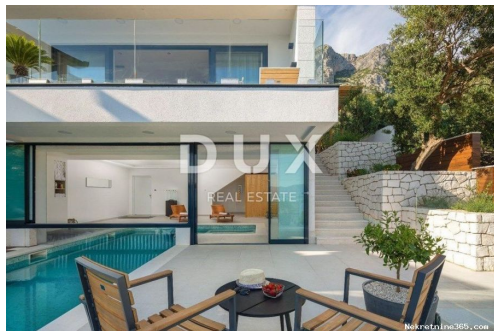


## DALMACIJA, PODACA - Luksuzna vila s otvorenim pogledom na more, Gradac, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: [info@dux-nekretnine.hr](mailto:info@dux-nekretnine.hr)  
First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
Mobile: 385 91 480 8808  
Phone: 385 51 518 174  
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, PODACA - Luksuzna vila s otvorenim pogledom na more
Property for:	Sale
House type:	detached
Property area:	289 m <sup>2</sup>
Lot Size:	300 m <sup>2</sup>
Bedrooms:	6
Bathrooms:	4
Price:	1,200,000.00 €
Updated:	Nov 20, 2024

### Condition

Newbuild:	yes
Built:	2019

### Location

Country:	Croatia
State/Region/Province:	Splitsko-dalmatinska županija
City:	Gradac
City area:	Podaca
ZIP code:	21330

### Permits

Ownership certificate:	yes
------------------------	-----

### Additional information

Energy efficiency:	A+
--------------------	----



### Heating

Central heating:	yes
------------------	-----

### Description

Description:	DALMATIA, PODACA - Luxury villa with an open sea view On the Adriatic
--------------	---

highway, between Makarska and Ploče, there is a small but touristic place called Podaca. The villa is located on the Makarska riviera, otherwise known for its numerous coastal towns adorned with beautiful pebble beaches on one side, and the Biokovo mountain, as a proud guardian, on the other. The villa is located only 70 meters from the sea, which gives it a view of the endless blue from all floors. The villa is equipped with the most luxurious materials. The approach to the villa is paved with Semmelrock slabs, and it also serves as a parking lot. There is space for upgrading the garage, if the future owners wish. External stairs lead to the middle floor of the villa, i.e. the ground floor. The front door, as well as all the other external doors of the house, are made by Hormann. In front of the entrance there is a grill area with an outdoor dining room. The ground floor consists of a living room and a double bedroom with its own internal open bathroom with a bathtub. The living area contains a guest toilet, a living room equipped with Natuzzi furniture, warmed by a fireplace and a beautiful console table with a stone base, which is the work of the owner himself. The dining room is decorated with a handmade wooden table with modern chairs, and the open-plan kitchen with an island is fully equipped with AEG appliances. In addition to the hood, the kitchen has additional ventilation, which is also drawn through the entire villa. From the living room, through glass walls that completely eliminate external noise, you can access a beautiful, spacious balcony, which offers a view of the pool below, and a view of the sea in the distance. The balcony is equipped with outdoor lounge furniture. From the ground floor, which is the center of the villa, the internal stairs lead to the spa area, which opens onto a terrace with a sun deck. The pool is both outdoor and indoor, and the construction that divides it is mobile, so it is completely open in the summer, and allows for indoor swimming in the winter. In addition, the pool is heated and has a massage system and an electrolysis system. This area also contains a Finnish sauna, an indoor shower and a free-standing fireplace for a special atmosphere. The pool offers a view of the sea. The floor of the living room is covered with Travertine stone, as are the wide, beautifully lit stairs leading to the first floor. On the first floor there are three bedrooms, each with its own bathroom, two of which share a spacious balcony with a beautiful view. The bedrooms are equipped with custom-made beds, built-in wardrobes, and stop sole curtains. The entire villa has underfloor heating through heat pumps, and each floor of the villa has its own electrical cabinet and heating and cooling system. The villa is equipped with a solar system. The facade of the villa is excellently insulated, ventilated and decorated with first-class stone. From horticulture, the owners planted oranges, limes, lemons, lavender and olives. There is no construction zone on the left side of the villa, so you can count on long-term privacy. \*\*\*\* Dear clients, the agency commission is charged in accordance with the General Terms and Conditions. [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja)  
ID CODE: 35222

## Additional contact info

Reference Number: 683247  
Agency ref id: 35222

Contact phone: +385 91 934 2513