

## EURO PARTNER

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<b>Code :</b>	00213
<b>Location :</b>	Podstrana
<b>Building area :</b>	200 m2
<b>Land area :</b>	830 m2
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Number of toilets :</b>	4

**Price : 1.700.000 €**

### BUILDING

<b>Number of rooms :</b>	5
<b>Number of floors :</b>	1
<b>Energy class :</b>	A+
<b>Year of construction :</b>	2024
<b>Condition :</b>	Newly built

### AMENITIES

<b>Sea view :</b>	Yes
<b>Terrace :</b>	Yes
<b>Balcony :</b>	Yes
<b>Number of parking spaces :</b>	5
<b>Pool :</b>	Yes

### HEATING & COOLING

<b>Air conditioning :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Fireplace :</b>	Yes

### INFRASTRUCTURE

<b>Electricity :</b>	Yes
<b>Water :</b>	Yes
<b>Sewerage :</b>	Yes

### DOCUMENTATION

<b>Ownership certificate :</b>	Yes
<b>Building permit :</b>	Yes

Modern and comfortable villa for sale in Podstrana, near Split. The villa is only 1 km from the first beaches, restaurants and tourist events, and 10 km from the center of Split.

The villa is located in a quiet and isolated place, ideal for a true vacation but still close to all necessary tourist facilities. All high-quality materials and the highest quality devices were used and the entire villa has underfloor heating in all rooms.

The villa was built in 2024. and is located on land with a total area of

830 m2, the living area of

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the villa is 202 m<sup>2</sup>.

Upstairs are 3 bedrooms of 15 m<sup>2</sup>, each with its own bathroom and each with access to its own terrace.

In the lower part of the villa there is a storage room, a kitchen with a dining room that is connected to a large living room with a total area of

60 m<sup>2</sup>.

From the living room there is access to the covered terrace and grill area, as well as to the sunbathing area and the beautiful swimming pool.

Next to the swimming pool is a spacious summer kitchen with a fireplace and a toilet, total area of

50 m<sup>2</sup>.

We must mention that the villa has superbly designed indirect lighting around the entire house and in the area around the terraces and pool.

4 parking spaces are provided for your cars and one space is provided in the garage.

Due to its quiet location and complete equipment, this villa is not only an ideal place for a relaxing vacation, but also an ideal opportunity for investment in tourism!

Beautiful and modern property with a special panoramic view!