EURO PARTNER
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Code :	00050
Location :	Split
Building area :	300 m2
Land area :	800 m2
Number of bedrooms :	6
Number of bathrooms :	6
Number of toilets :	2
Distance from the center :	7 km
Distance from the sea :	5 km

Price : 830.000 €

BUILDING

Number of rooms :	7
Number of floors :	2
Wheelchair access :	Yes
Energy class :	B
Year of construction :	2007
Year of renovation :	2010
Condition :	Newly built

AREAS & SPACES

Storage room :	Yes
Basement :	Yes

AMENITIES

Sea view :	Yes
Terrace :	Yes
Balcony :	Yes
Number of parking spaces :	4
Garage :	Yes
Pool :	Yes
Sauna :	Yes

HEATING & COOLING

Air conditioning :	Yes
Underfloor heating :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes

SECURITY

Security door :	Yes

DOCUMENTATION

Ownership certificate :	Yes
Building permit :	Yes

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Occupancy permit :	Yes

This architecturally exceptional villa with several terraces and balconies is located in a small town near Split. The house is 10 km from the center of Split. The villa sits on a hill and offers an incomparable open view of the sea, beautiful islands and the cultural metropolis of Split.

Let yourself be enchanted by the magic of the 250 m2 villa and its stylish garden of 570 m2. On the ground floor there is an open and spacious living room with a modern custom-made kitchen and a dining room with a panoramic view of the sea. On the ground floor there is a traditional tavern with a covered terrace where you can enjoy Mediterranean delicacies with friends in a relaxing atmosphere. In the basement there is a pool table and a sauna. A beautiful stone staircase from the ground floor terrace leads to the lower terrace with a lawn, a spacious 10 m long heated pool with an outdoor shower. There is enough space around the pool to relax. On the first mezzanine floor of the villa there are two designed bedrooms with a beautiful wooden floor. There is also a large bathroom with a bathtub/jacuzzi on this floor. There is also a bathroom and two bedrooms on the second mezzanine. On the second floor, there are two terraces facing the sea, one of which is covered, approx. 40 m2 and offers enough space for relaxation. The second terrace also offers space for an outdoor jacuzzi. This villa offers the possibility of living all year round, and the heating and cooling of the villa is provided by a heat pump and fan coils. A very high-quality system is used for heating; Buderus of 35 kW, and the rooms are equipped with air conditioners.

The thickness of the facade of the villa is 7 cm styrofoam so it is very well insulated and does not need to spend a lot of energy on heating and cooling. Solar panels of 7.5 kW are mounted on the roof, which are used for the complete consumption of electricity for the house, as well as for purchase. The house is sold fully furnished. Here we would like to highlight the high quality materials used in the construction of this villa. This property is ideal as a villa for rent during the tourist season, which can certainly provide the owner with fantastic results, but also as a luxurious family residence.