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PROPERTY IN CROATIA



## SPLIT PROPERTY - VILLA FOR SALE SPLIT - ST1479



- Code:: ST1479
  - Villa / House
  - Split, Split
  - Price: € 700,000
  - Bedrooms: 4
  - Object size: m<sup>2</sup>
  - Internal area: 191 m<sup>2</sup>
  - Garden size: m<sup>2</sup>
  - Swimming pool: Yes
  - Parking: Yes
  - Water: Yes
  - Bathrooms: 4
  - Distance from sea: 270 m
  - External space \*: 15 to 55 m<sup>2</sup>
  - Plot size: m<sup>2</sup>
  - Sea view: Yes
  - Electricity: Yes
  - Sold: No
- \* balcony, terrace

:: IN CONSTRUCTION :: CLOSE TO SEA AND SPLIT :: INFINITY POOL :: PARKING :: TERRACES ::  
:: WITH VIEWS :: QUALITY CONSTRUCTION ::

### PROPERTY DESCRIPTION:

ST1479 – Amazing villa for sale Split, just a walking distance away from the sea and with mesmerizing views that cannot be obstructed. The two-floor villa in construction boast a lovely internal layout as well as a commodious outdoor space with an infinity pool, garden and parking for 2 cars with direct road access.

The villa has approx. 191 m<sup>2</sup> of living space divided between 2 floors, each with a large terrace + approx. 55 m<sup>2</sup> of roof terrace. It is south oriented and has top notch views from each level. Placed in a very auspicious spot, this villa offers qualities such as serenity, proximity to sea, proximity to amenities and the largest coastal town – Split. The ground floor comprises a spacious living and dining room, a kitchen, a bathroom, a bedroom, a storage space and a washroom. The villa also has a basement of 17 m<sup>2</sup>. Large sliding glass doors connect the living / dining room to a covered terrace of approx. 16 m<sup>2</sup> which then extends to the open patio. The 140 m<sup>2</sup> patio includes a gorgeous infinity pool of approx. 40 m<sup>2</sup> with hydro massage function, a large sun decking space as well as green areas. The swimming pool is embellished with gorgeous tiles that glow in the dark and mimic the starry sky. The first floor, accessible via an internal staircase houses 3 bedrooms, 2 of which are en-suite and one bathroom. The 2 en-suite bedrooms also share a terrace of approx. 15 m<sup>2</sup>. The large roof terrace will also be supplied with water and electricity.

This amazing villa is built utilizing quality materials and high construction standards. It is a truly excellent investment opportunity that includes:

Quality insulation with 10cm of styrofoam façade

Infinity pool with electric heating / cooling, an electrolysis / hydrolysis system (purification with salt and reduced chlorine) and hydro massage

Landscaped exterior with automatic irrigation

Underfloor heating in all bathrooms

Inverter AC systems in all bedrooms and the living / dining room

Electric shutters on all windows and doors

2 solar panels on the roof for hot water

Video surveillance of the facility

The property boasts a prime location that is hard to beat. Here you can have a relaxing and quiet sun-filled holiday whilst still being close to all necessary amenities and larger settlements. The very centre of Split is just a 25-minute drive away and the Split international airport some 35 minutes. You can also easily reach the famous UNESCO World Heritage site, the town of Trogir, as it is just a 40-minute driving distance away.

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