



Code :	SAV2386
Location :	Šolta
Building size :	288 m2
Lot size :	1033 m2
Distance from sea :	80 m
Number of rooms :	4
Year of built :	2023
Heating :	air conditioning
Energy efficiency :	processing

Price :	1.650.000 €
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Makler-Courtage von 3% zzgl. den gesetzlichen MwSt ist bei Vertragsabschluss fällig.

A modern villa on the island of Šolta

A modern villa with a flat roof, clean lines, with many glass walls, made of the best materials.

The villa and its facilities are built entirely of reinforced concrete and equipped with modern quality furniture.

The property is located on the island of Šolta, about 80 meters from the sea and about 150 meters from the town center, in a quiet but urban part of the village.

The villa was built on a plot of 966 m2 with additional access road of 67 m2. The villa has a gross area of

236.8 m2 and next to it there are 2 supporting facilities: a wellness area with shower, sauna and gym with a total area of

32.16 m2 and a storage area of

19.44 m2.

The villa has 4 parking spaces, a swimming pool of 42 m2 (separate engine room, pool with indoor lighting, hydromassage and geysers, electrolysis) with outdoor shower.

The villa is also equipped with a 10 kW solar system. Independent of the power plant, the house is connected to the public electricity and water supply and has a septic tank.

The house is heated and cooled with 6 air conditioners with a capacity of 3.5 kW each. These are mono systems. The outdoor units are located on the roof of the house and are equipped with solar panels so as not to affect the aesthetic appearance of the house.

Wellness is also air-conditioned with a separate mono air conditioner with the same capacity of 3.5 kW.

Plant irrigation is installed in the garden.

The property has video surveillance with 4 cameras and an alarm system

with motion, smoke and water sensors.

The villa is fully equipped to 4-star standards. Each of the 4 rooms has double beds, bedside tables, lamps, a coffee table with 2 armchairs, custom-made built-in wardrobes, glass walls with curtains and blinds, access to the balcony, a private toilet with a walk-in shower with a glass wall, heating and other sanitary facilities. In addition to 3 rooms on the first floor and one on the ground floor, there is an additional guest toilet on the ground floor, as well as a kitchen, dining room and living room, storage room under the stairs. The kitchen was designed by Dan Kuchen and is equipped with 2 refrigerators, a modern touch panel, oven, extractor hood, microwave, toaster, juicer, blender, dishes and dishwasher. Under the stairs there is a room with a washing machine and a tumble dryer.

At the entrance there is an outside table with 10 chairs as an outdoor dining area and a barbecue.

The living room is equipped with a large seating area that can be converted into a bed for another 2 people, a glass table, a 65-inch Philips TV on a large shelf and a landline telephone. The house has internet. There is also a TV in one of the rooms.

The garden was landscaped by horticultural experts with more than 100 plants planted, ranging from tropical plants such as various species of palms and bananas to Mediterranean plants such as lemons, cypresses, oleander, rosemary, lavender, hibiscus, etc.

The entire property is surrounded by a wall with stone coverings and a galvanized fence.

The internal stairs are made of Dolita stone, the external stairs are made of plain stone, as are the paved 250 m² of the villa's garden.

Feedback geben

MEDIA CONCEPT d.o.o.

Zvančići 54 E, 51211 Matulji

Web: www.kroatien-exklusivimmobilien.com

Mail: info@media-concept.hr

Tel: +385 51 711 499 Mob: +385 91 22 31 194