



## listing



### Ügynök információ

Név:	ArKadia
Cégnév:	
Ország:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 1,566,605.01

### Elhelyezkedés

Ország:	Croatia
Állam/Régió/Tartomány:	Split-Dalmatia
Város:	Okrug Gornji
Feladta:	2026. 01. 28.

### Leírás:

This exceptional, modernly designed villa is located in Okrug Gornji and was completed in 2021. Situated on a 732 m<sup>2</sup> plot, it boasts 263 m<sup>2</sup> of living space plus over 100 m<sup>2</sup> of balconies and terraces spread across three levels. It faces south.

The ground floor features a living area with an open fireplace, as well as a kitchen with a dining area, all arranged in a contemporary open-plan layout across 65 m<sup>2</sup>. There is also an 8 m<sup>2</sup> children's room with a 4 m<sup>2</sup> bathroom and a guest WC. Large sliding doors lead to the outdoor dining area with a built-in charcoal grill, where you can enjoy social gatherings year-round by the 33 m<sup>2</sup> swimming pool. The pool is equipped with massage jets and heated by a heat pump. A 20 m<sup>2</sup> balcony is accessible from the ground floor. It offers a beautiful view, across the olive trees to the sea.

An internal, floating staircase leads to the upper floor, where there are four spacious bedrooms, each with its own bathroom, and an additional 27 m<sup>2</sup> terrace. Two bedrooms are 16 m<sup>2</sup>, while the third is 21 m<sup>2</sup> and the fourth 22 m<sup>2</sup>. A small storage room, currently used as a laundry room, is also conveniently located on this floor. The 6 m<sup>2</sup> en-suite bathrooms on the first floor all feature underfloor heating. All rooms are heated and cooled by air conditioning.

The basement, accessible via internal stairs from the ground floor, houses a 39 m<sup>2</sup> wellness area with fitness equipment, a sauna, a shower, and a toilet, as well as access to a large terrace. There is also a 6 m<sup>2</sup> storage room and a 6 m<sup>2</sup> utility room with a central boiler that supplies hot water to the entire house.

The villa has been successfully rented out since 2022 and has been rated five stars. It is being sold with



high-quality furnishings. A small children's playground, a covered parking area, and four additional parking spaces are also included.

Distances: 8 km to the airport – 3 km to Trogir Old Town – 400 m to the beach – 300 m to the town center with all necessary amenities for daily needs, such as supermarkets, restaurants, cafes, doctor, post office, butcher, etc.

Built: 2021

## Gyakori

Hálósobák: 5  
Fürdőszobák: 6  
Kész négyzetméter: 263 nm  
Telekméret: 732 nm

## Room details

Total rooms: 7  
Indoor Features: Fitted kitchen

## Building details

Parking: Yes  
Outdoor Amenities: Pool  
Emeletek száma: 3

## Rental details

Furnished: Yes

## Lease terms

Date Available:

## További információ

Weboldal URL: [http://www.arkadia.com/BCEQ-T386/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/BCEQ-T386/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 1269

