

# Villa

## Solta, Dalmatia



<b>Ref</b>	RE-LB-IRO1643
<b>Type</b>	Villa
<b>Region</b>	Dalmatia › Island Solta
<b>Location</b>	Solta
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	5 m
<b>Floorspace</b>	828 sqm
<b>Plot size</b>	1531 sqm

Tel: +385 91 357 3071 Viber, Whatsapp  
adrionikainfo@gmail.com  
[www.adrionika.com](http://www.adrionika.com)

# Villa

## Solta, Dalmatia



<b>No. of bedrooms</b>	6
<b>No. of bathrooms</b>	7
<b>Price</b>	€ 3 900 000

Fascinating 1st line modern villa as part of a luxury new resort surrounded by untouched Mediterranean nature in the magical place of Nečujam on the island of Šolta, the nearest island to Split, connected to the mainland by regular ferry lines, bringing autos!

The exceptional location next to the crystal clear sea, modern design and top-quality equipment are the perfect choice for those looking for the experience of living on an island.

The villa has a total usable area of 828 m<sup>2</sup> distributed over the ground floor and first floor, and is located on a spacious plot of land of 1,531 m<sup>2</sup>.

Villa will have 6 bedrooms with private bathrooms, modern kitchen, spacious living room with fireplace, gym, sauna, game room, lounge room, wine cellar and bar, garage, elevator, balconies and terraces.... The living area is perfectly connected to the spacious garden, where there is a beautiful swimming pool with a sunbathing area and a barbecue area that provides complete privacy and a beautiful view of the sea.

Located on a plot of 6,259 m<sup>2</sup>, this ambitious project consists of 7 modern villas that are a combination of elegance, luxury and contemporary design.

The villas are located on a gentle slope, arranged in a cascade and facing the crystal clear sea, offering peace and privacy and a beautiful open view.

From state-of-the-art smart home technology to energy efficient systems, each villa is designed to meet the needs of the most demanding home owner.

Materials such as wood and marble are used in the interior decoration, complemented by an earthy palette of colors in order to achieve a perfect ambience that exudes warmth and refinement.

The kitchen and living room are perfectly connected to the outdoor area with the pool and the lounge and barbecue area, which provides the perfect opportunity to enjoy the outdoors with a beautiful view of the Adriatic Sea.

This project is strategically located in one of the most desirable and picturesque areas of the island of Šolta and aims to create a peaceful oasis for future owners who want to enjoy luxury and privacy.

Three villas A, B and C are detached, and villas C, D, E and F are semi-detached villas.

Construction is about to be completed in 2024.

Please, do not hesitate to inquire about other villas in the same resort.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on

# Villa

## Solta, Dalmatia

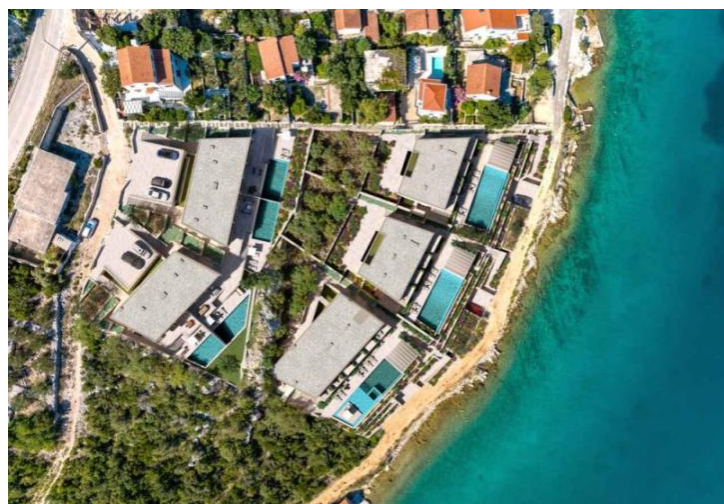
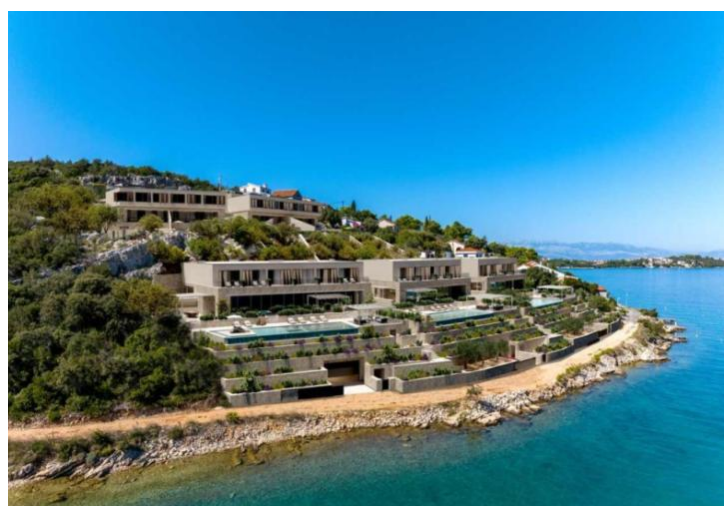


commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.



# Villa

## Solta, Dalmatia



Tel: +385 91 357 3071 Viber, Whatsapp  
[adrionikainfo@gmail.com](mailto:adrionikainfo@gmail.com)  
[www.adrionika.com](http://www.adrionika.com)



# Villa

## Solta, Dalmatia



Tel: +385 91 357 3071 Viber, Whatsapp  
adrionikainfo@gmail.com  
www.adrionika.com



# Villa

## Solta, Dalmatia

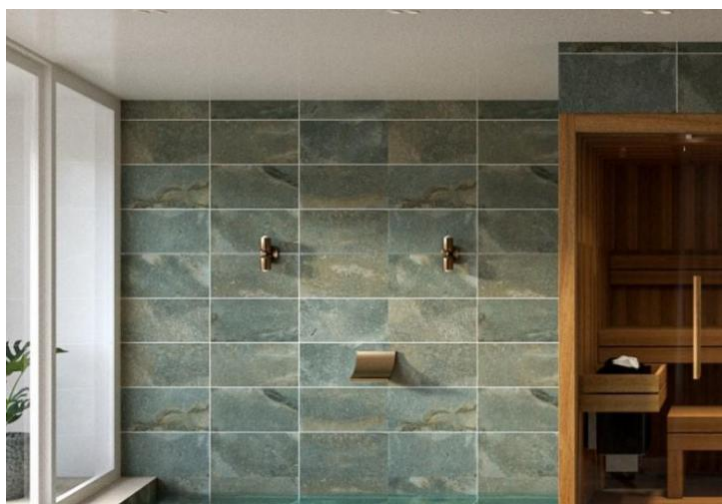


Tel: +385 91 357 3071 Viber, Whatsapp  
[adrionikainfo@gmail.com](mailto:adrionikainfo@gmail.com)  
[www.adrionika.com](http://www.adrionika.com)



# Villa

## Solta, Dalmatia



Tel: +385 91 357 3071 Viber, Whatsapp  
adrionikainfo@gmail.com  
www.adrionika.com



# Villa

## Solta, Dalmatia

