

Villa

Murter, Dalmatia



Ref	RE-U-31429
Type	Villa
Region	Dalmatia > Sibenik
Location	Murter
Front line	No
Sea view	Yes
Distance to sea	250 m
Floorspace	550 sqm
Plot size	660 sqm
No. of bedrooms	4
No. of bathrooms	6
Price	Price upon request

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Exclusive Luxury Villa with Panoramic Sea Views in Murter - Just 250m from the Beach

We proudly present an **exclusive modern designer villa** just **250 meters from the sea**, offering breathtaking **panoramic sea views** and **luxurious amenities** in the sought-after **Murter area**.

This **550 m² villa** is fully furnished and decorated with **high-end materials**, featuring **floor-to-ceiling glass walls** that fill every room with **natural light and stunning views** of the Adriatic Sea and surrounding nature.

Every room in the villa is **air-conditioned** and equipped with **underfloor heating**, ensuring comfort year-round.

Property Details:

- **Total area:** 550 m²
- **Land area:** 732 m²
- **Bedrooms:** 4 | **Bathrooms:** 4
- **Infinity pool, jacuzzi & wellness area**
- **Fully furnished & move-in ready**
- **Three covered parking spaces**
- **Landscaped garden with automatic irrigation system**

Villa Layout & Features

Basement:

- Spacious **entertainment & game room**
- **Billiard room, gym & wellness area** with a sauna
- **Direct access to the infinity pool**, sunbathing deck & summer kitchen with a BBQ

Ground Floor:

- **4 spacious en-suite bedrooms**, each offering panoramic sea and olive grove views

First Floor:

- **Open-plan living room, dining area & kitchen** with floor-to-ceiling glass walls
- Large **terrace with a jacuzzi**, perfect for enjoying spectacular sunsets

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Second Floor (Rooftop Terrace):

- **Lounge area for socializing & relaxation**
- **Unobstructed 360° sea and nature views**

Prime Location & Investment Opportunity

- **250m from the beach** – short walk to crystal-clear waters
- **Close to shops, restaurants & essential amenities**
- **Excellent transport links** – near the highway & Split Airport
- **High rental potential** – ideal for a luxury vacation home investment

This **stunning designer villa in Murter** offers an **unmatched blend of elegance, comfort, and breathtaking views**, making it an ideal choice for **luxury living or a lucrative rental investment**.

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

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Average price/m² of this type
in this region:
4949 €

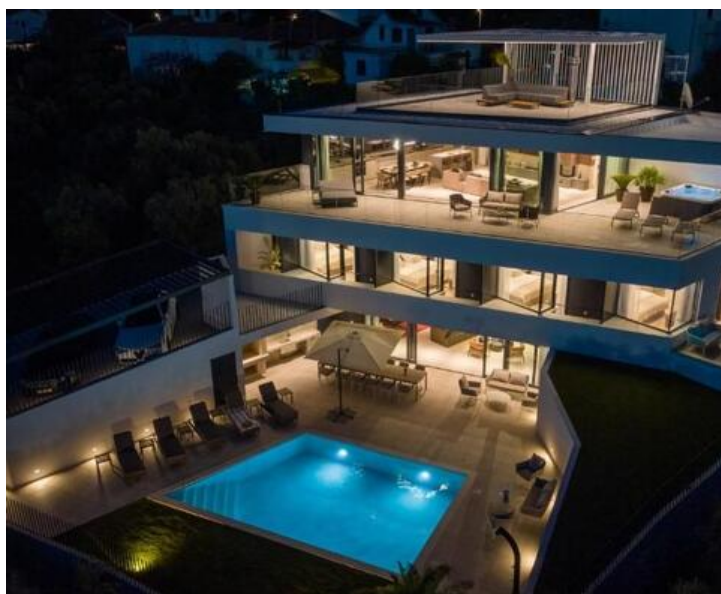
Median price/m² of this type
in this region:
4371 €

Average price/m² of this type
in Croatia:
4343 €

Median price/m² of this type
in Croatia:
3846 €

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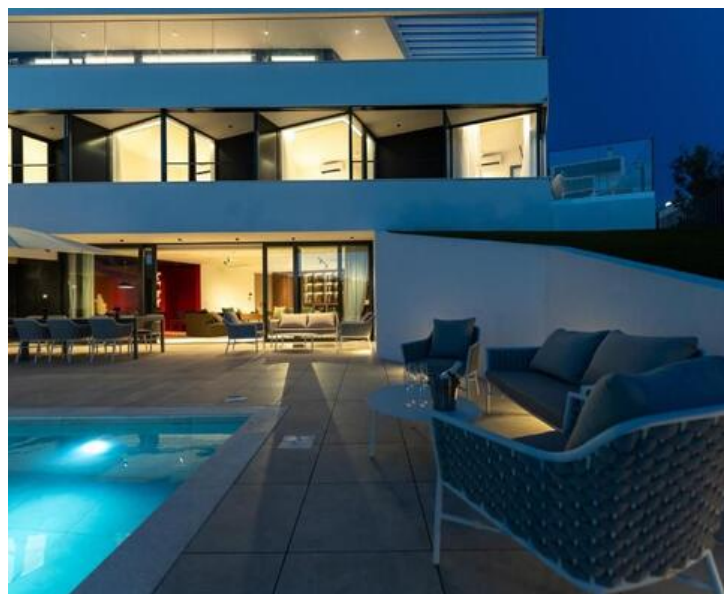
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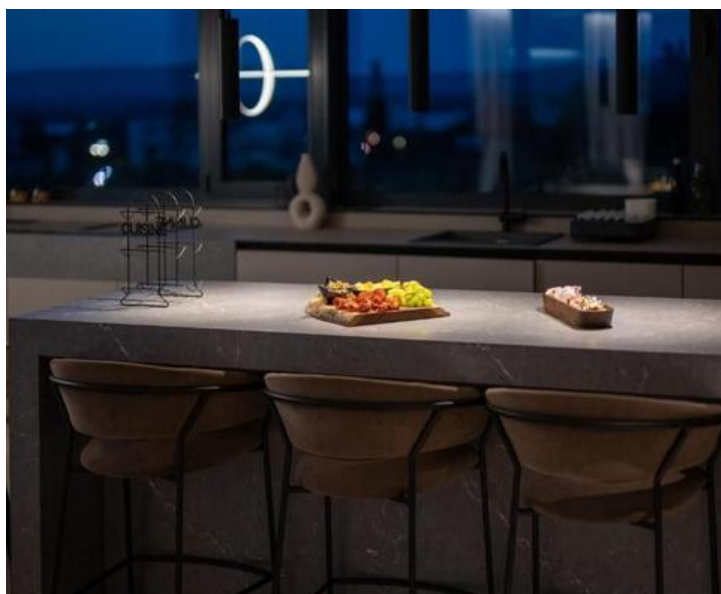
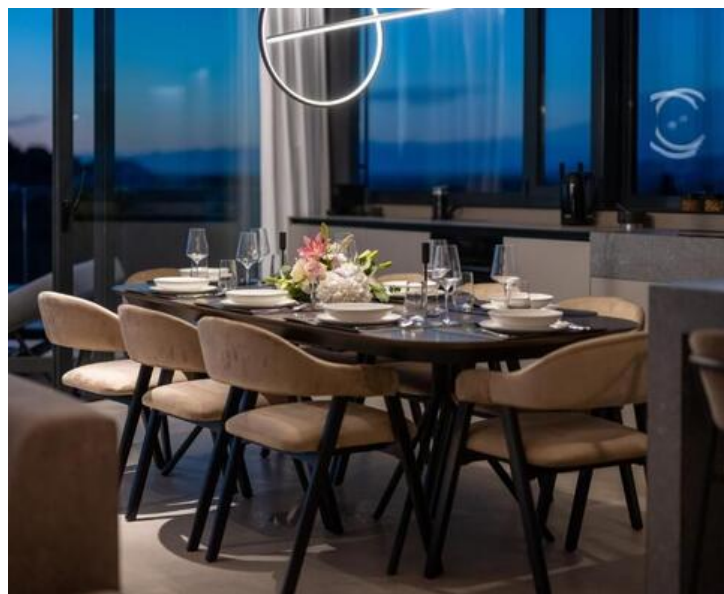
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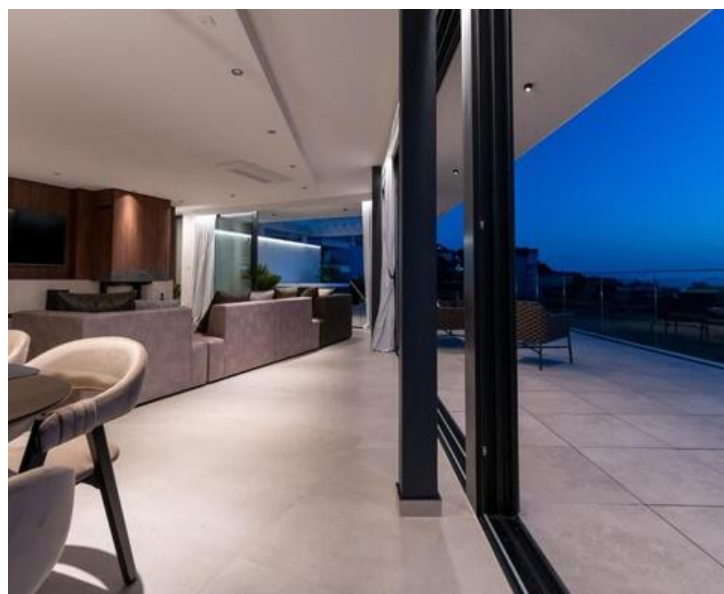
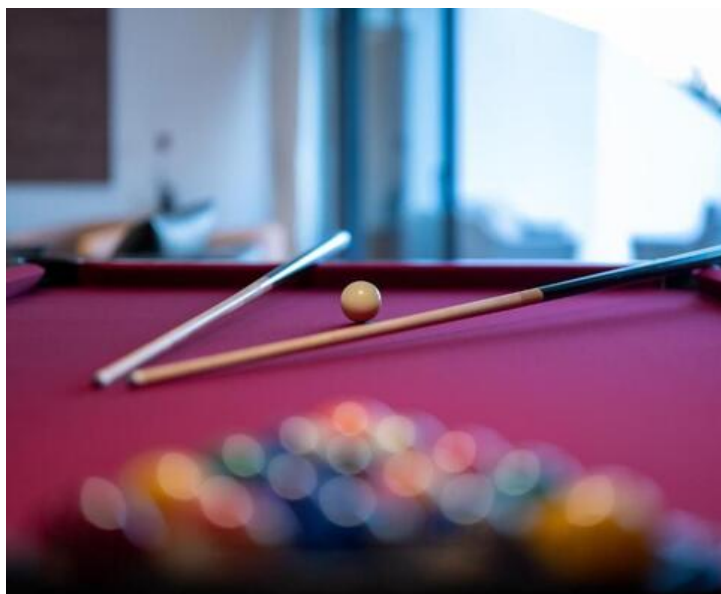
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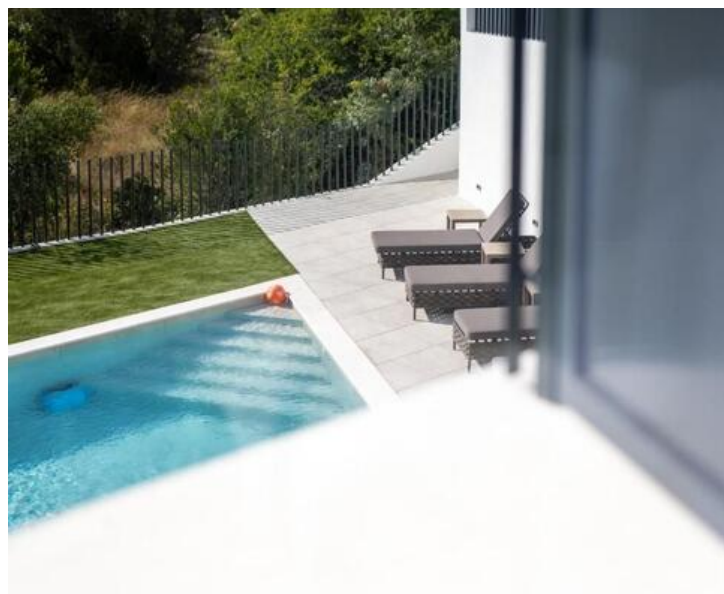
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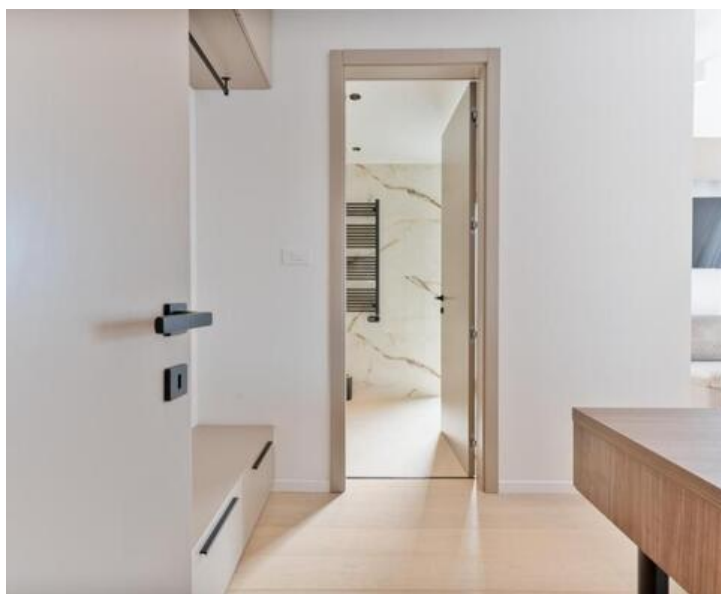
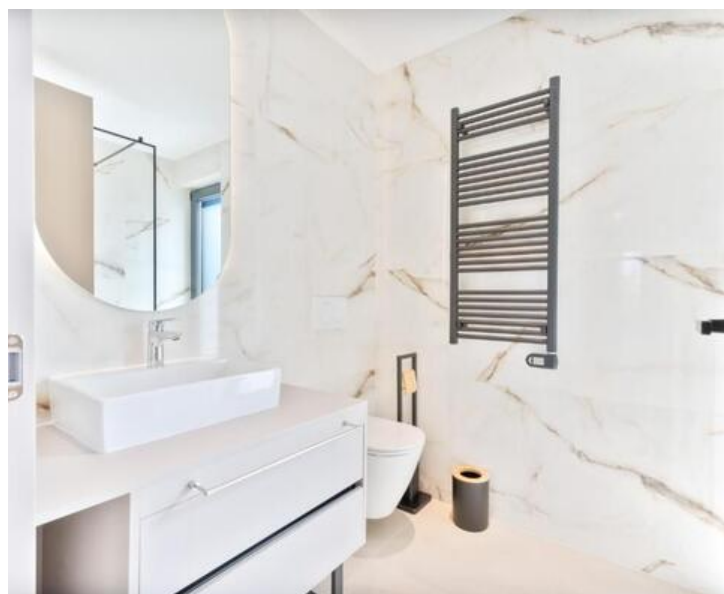
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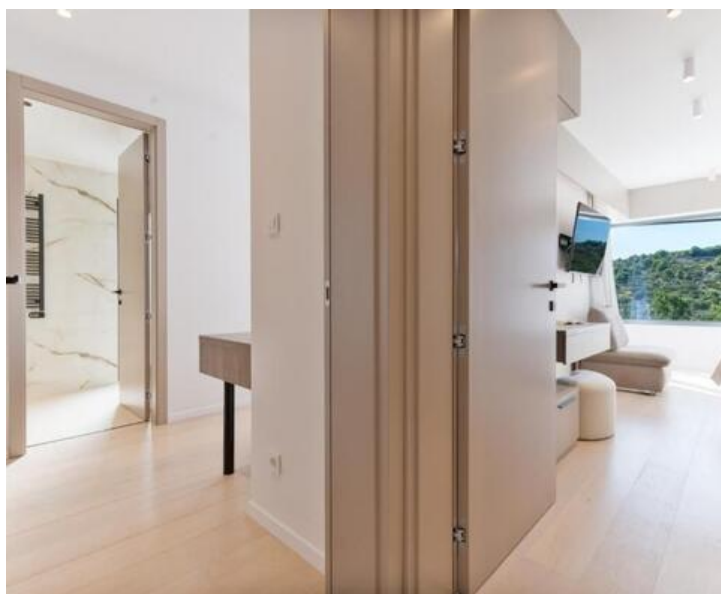
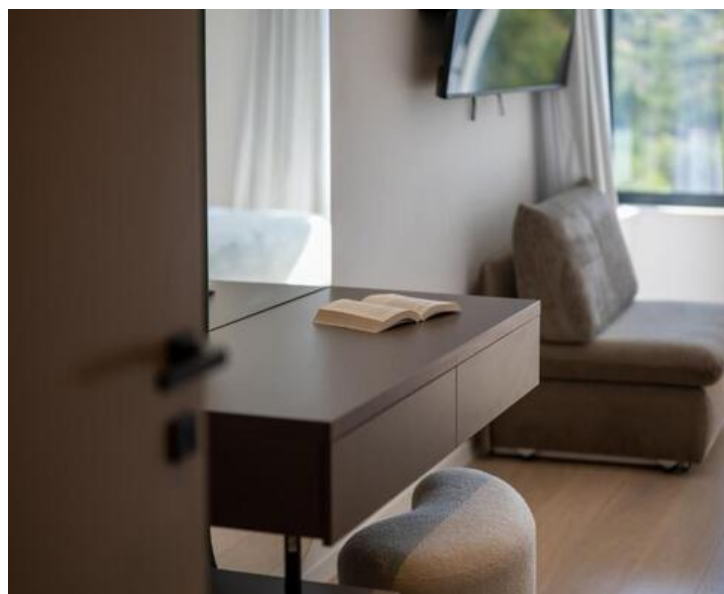
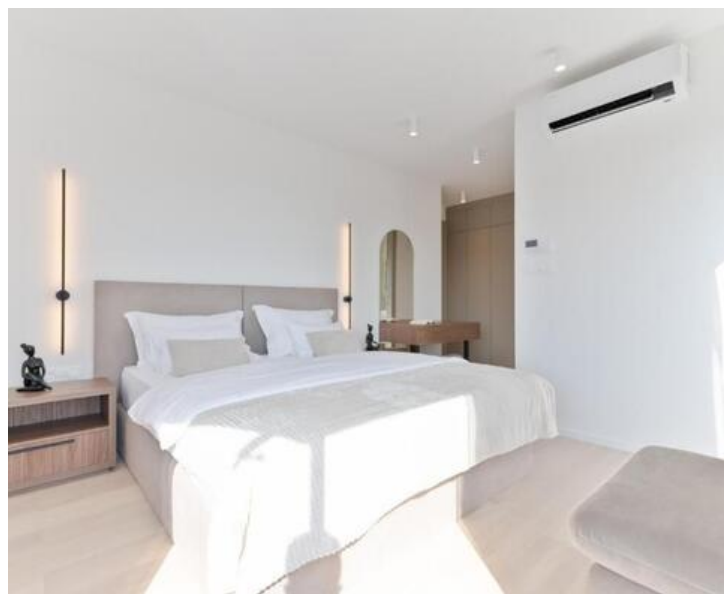
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