



House Six-bedroom (7+1)

€ 2 705 065 | CZK 68 100 000

849 m², Solta, Split-Dalmatian





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Total area	849 m ²
Plot	1 337 m ²
Floor area	481 m ²
Terrace	310 m ²
Parking	2 garage parking spaces + 1 space on the plot
Garage	58 m ²
Cellar	-
PENB	G
Reference number	105347

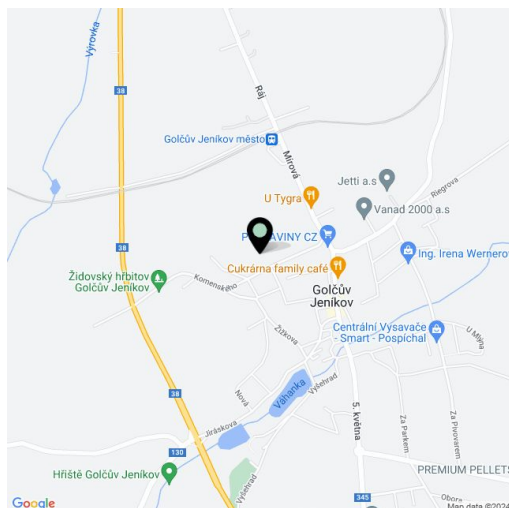
This exceptional residence, set in a picturesque bay on the island of Šolta, provides wonderful views of the sea and undisturbed living in the privacy of a unique resort. The minimalist interior, with an earth-toned color palette and unique materials such as wood and marble, is complemented by intelligent technologies and an energy-efficient system that meets the criterias of the most demanding users.

In the basement is a **garage for 2 cars** and utility rooms. On the ground floor, the entrance hall leads to the open space living room with a **bar**, dining room, and fully equipped kitchen. Upstairs are 4 bedrooms with en-suite bathrooms and direct access to **private terraces**. A gym with premium equipment, a sauna, and an outdoor **85 m² infinity pool** offer residents **maximum relaxation**.

The house is equipped with bespoke furniture, **Schüco Panorama** windows and doors, an **Otis elevator**, Atlas porcelain tiles, Scheucher **wooden floors**, Axor bathroom fittings, **KNX smart home system**, Samsung 3in1 heat pump, and Bosch appliances. The interior is decorated with **natural travertine stone**.

Pristine beaches with crystal clear water and a **great restaurant** using local ingredients are within walking distance of the villa. The island of Šolta has a ferry connection with Split, from where international lines fly to Prague.

Floor area of the house 393 m², terraces 310 m², garage 58 m², plot 1,337 m².

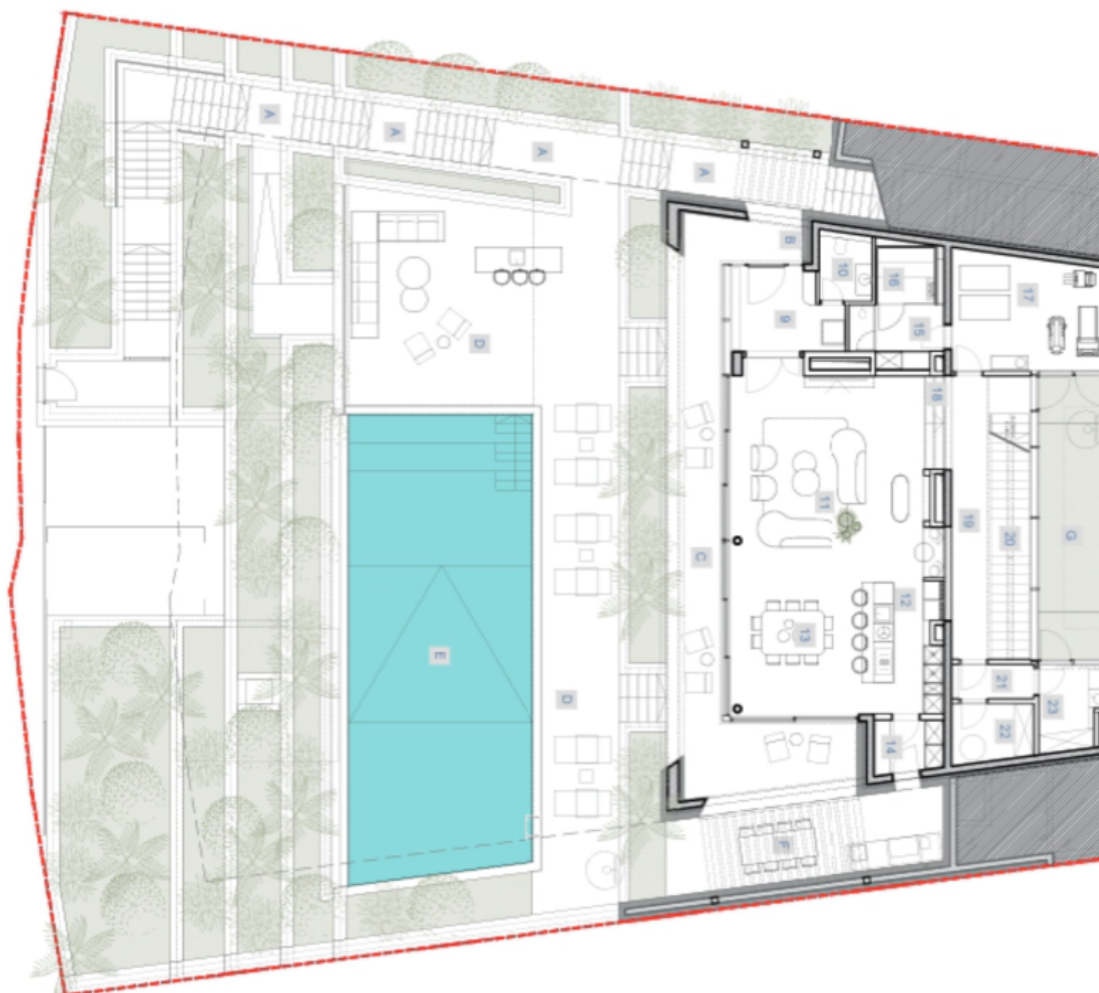




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TOTAL OUTDOOR - 275,18 m²

- B-COVERED ENTRANCE - 4,33 m²
- C-COVERED TERRACE - 43,52 m²
- D-OPEN POOL TERRACE - 101,78 m²
- E-POOL AREA - 85,26 m²
- F-OUTDOOR KITCHEN AND DINING - 21,38 m²
- G-COVERED TERRACE - 9,48 m²
- H-OPEN TERRACE - 9,48 m²

OUTDOOR AREAS

TOTAL INDOOR - 133,36 m²

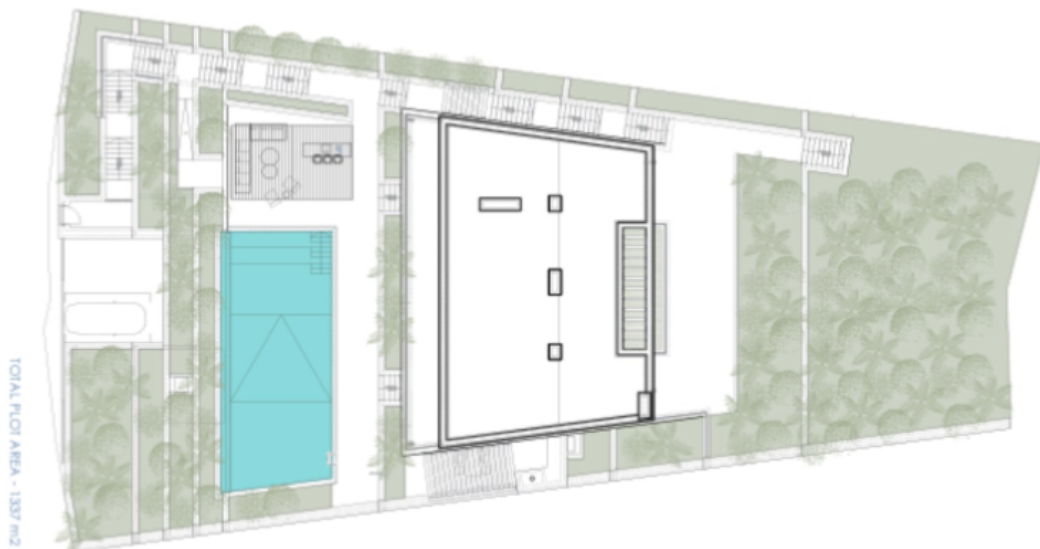
- GROUND FLOOR
- 9-ENTRANCE 8,66 m²
- 10-TOILET 3,75 m²
- 11-LIVING ROOM AND BAR 40,78 m²
- 12-KITCHEN 13,57 m²
- 13-DINING 17,65 m²
- 14-STORAGE 3,67 m²
- 15-CHANGING 5,54 m²
- 16-SAUNA 4,29 m²
- 17-GYM 17,84 m²
- 18-STAIRS 1 1,87 m²
- 19-HALL 12,75 m²
- 20-STAIRS 2 9,77 m²
- 21-HALL 2 2,84 m²
- 22-UTILITY 4,74 m²
- 23-HOUSEKEEPING 5,44 m²



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TOTAL FLOOR AREA - 1337 m²

<u>BASEMENT / GARAGE</u> <u>LOWER LEVEL</u>	
1- GARAGE	58.12 m ²
2- POOL UTILITY ROOM	17.16 m ²
3- STORAGE	5.20 m ²
4- TOILET	3.08 m ²
5- SERVICE STAIRS	25.74 m ²
TOTAL - 109.30 m²	
<u>BASEMENT / GARAGE</u> <u>GALLERY LEVEL</u>	
6- TECHNICAL	1.18 m ²
7- SERVICE BASEMENT GALLERY	39.25 m ²
8- INSTALLATION SHAFT	1.89 m ²
TOTAL - 42.32 m²	
<u>GROUND FLOOR</u>	
9- ENTRANCE	8.86 m ²
10- TOILET	3.75 m ²
11- LIVING ROOM and BAR	40.78 m ²
12- KITCHEN	13.57 m ²
13- DINING	17.65 m ²
14- STORAGE	3.67 m ²
15- CHANGING	5.54 m ²
16- SAUNA	4.29 m ²
17- STAIR	17.84 m ²
18- STAIR 1	1.87 m ²
19- HALL	12.75 m ²
20- STAIR 2	9.77 m ²
21- HALL 2	2.84 m ²
22- HALL 2	4.74 m ²
23- HOUSEKEEPING	5.44 m ²
TOTAL INDOOR GROUND FLOOR - 153.36 m²	

<u>OUTDOOR AREAS - GROUND FLOOR</u>	
B- COVERED ENTRANCE -	4.33 m ²
C- COVERED TERRACE -	43.32 m ²
D- OPEN POOL TERRACE -	101.78 m ²
E- POOL AREA -	85.28 m ²
F- OUTDOOR KITCHEN/ DINING -	21.35 m ²
G- COVERED AIRBUM -	9.48 m ²
H- OPEN AIRBUM -	9.46 m ²
TOTAL OUTDOOR GROUND FLOOR - 275.18 m²	

TOTAL INDOOR AREA - 451.14 m²
TOTAL OUTDOOR AREA - 395.03 m²

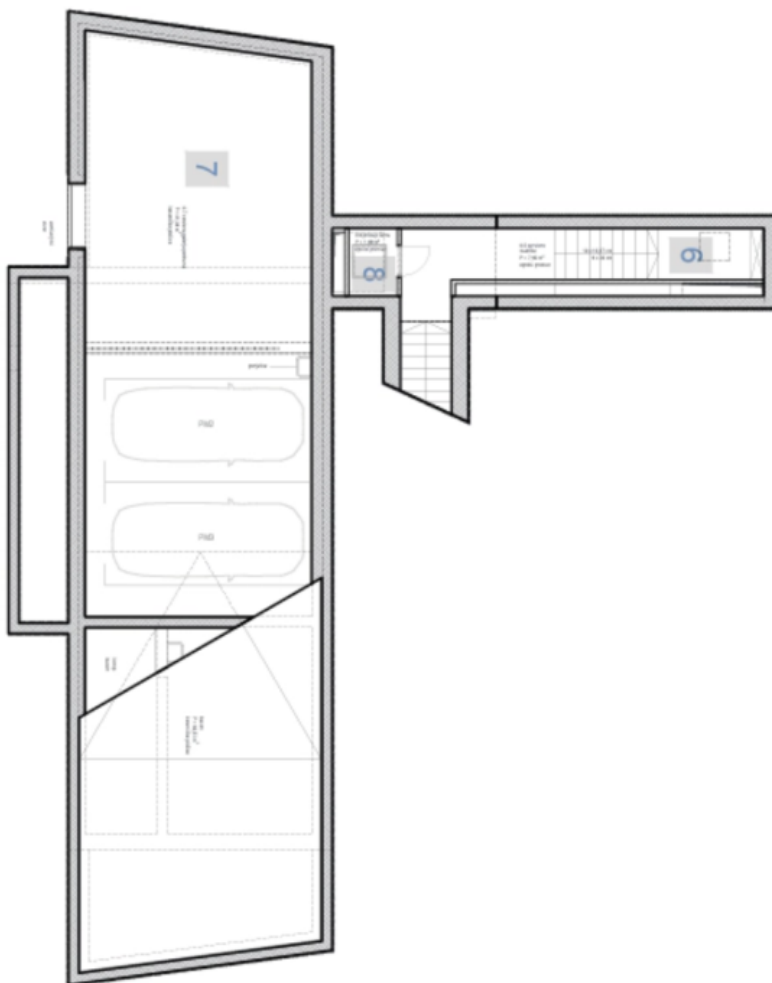
<u>1st FLOOR</u>	
24- HALLWAY	18.78 m ²
25- PLAY ROOM/LOUNGE	11.44 m ²
26- BEDROOM 1 (MASTER)	24.32 m ²
27- BATHROOM 1	5.03 m ²
28- WALK IN CLOSET	4.14 m ²
29- BEDROOM 2	20.05 m ²
30- BATHROOM 2	4.00 m ²
31- BEDROOM 3	20.25 m ²
32- BATHROOM 3	4.75 m ²
33- BEDROOM 4	23.49 m ²
34- BATHROOM 4	4.95 m ²
TOTAL INDOOR 1st FLOOR - 144.16 m²	
<u>TOTAL INDOOR 1st FLOOR - 119.85 m²</u>	
1- BEDROOM 1 TERRACE	9.25 m ²
J- BEDROOM 2 TERRACE	7.43 m ²
K- BEDROOM 3 TERRACE	7.43 m ²
L- BEDROOM 4 TERRACE	9.69 m ²
M- BACK OPEN TERRACE	85.44 m ²
TOTAL OUTDOOR 1st FLOOR - 119.85 m²	



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BASEMENT / GARAGE
GALLERY LEVEL

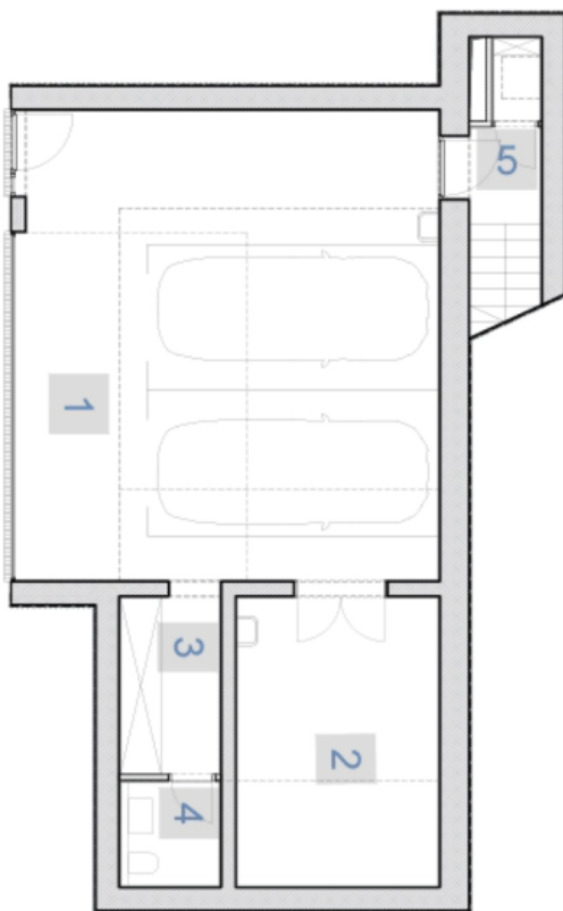
6 - TECHNICAL	1,18 m²
7 - SERVICE BASEMENT GALLERY	39,25 m²
8 - INSTALLATION SHAFT	1,89 m²
TOTAL	- 42,32 m²



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BASMENT / GARAGE
LOWER LEVEL

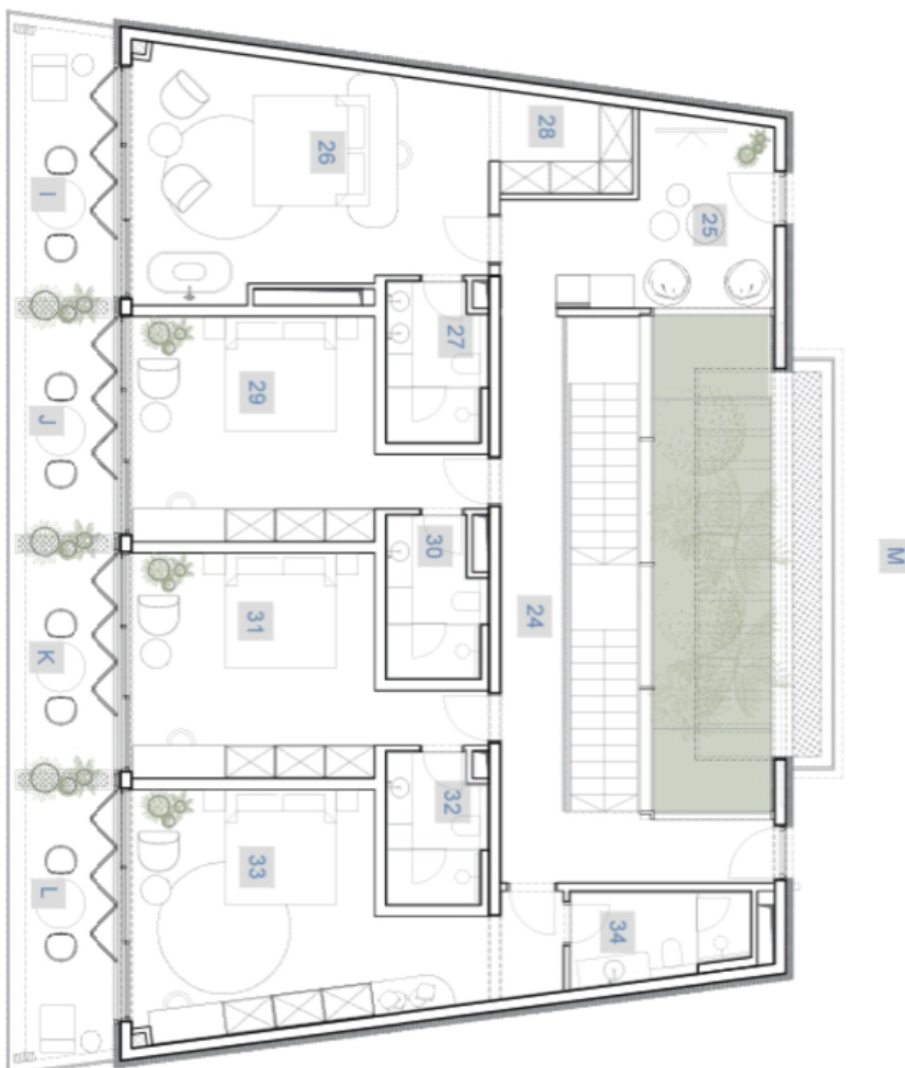
1 - GARAGE	58.12 m ²
2 - POOL, UTILITY ROOM	17.16 m ²
3 - STORAGE	5.20 m ²
4 - TOILET	3.08 m ²
5 - SERVICE STAIRS	25.74 m ²
TOTAL - 109.30 m²	



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1st FLOOR	
24 - HALLWAY	18,78 m ²
25 - PLAY ROOM / LOUNGE	11,46 m ²
26 - BEDROOM 1 (MASTER)	26,32 m ²
27 - BATHROOM 1	5,03 m ²
28 - WALK IN CLOSET	4,14 m ²
29 - BEDROOM 2	20,05 m ²
30 - BATHROOM 2	4,90 m ²
31 - BEDROOM 3	20,28 m ²
32 - BATHROOM 3	4,76 m ²
33 - BEDROOM 4	25,49 m ²
34 - BATHROOM 4	4,95 m ²
TOTAL INDOOR	146,16 m²
TOTAL OUTDOOR	119,85 m²