



## House Six-bedroom (7+1)

€ 2 710 987 | CZK 68 100 000

849 m<sup>2</sup>, Solta, Split-Dalmatian







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

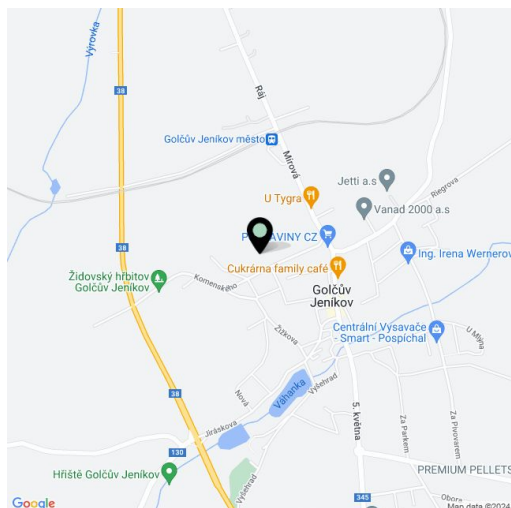
This exceptional residence, set in a picturesque bay on the island of Šolta, provides wonderful views of the sea and undisturbed living in the privacy of a unique resort. The minimalist interior, with an earth-toned color palette and unique materials such as wood and marble, is complemented by intelligent 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 m<sup>2</sup> 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 m<sup>2</sup>, terraces 310 m<sup>2</sup>, garage 58 m<sup>2</sup>, plot 1,337 m<sup>2</sup>.

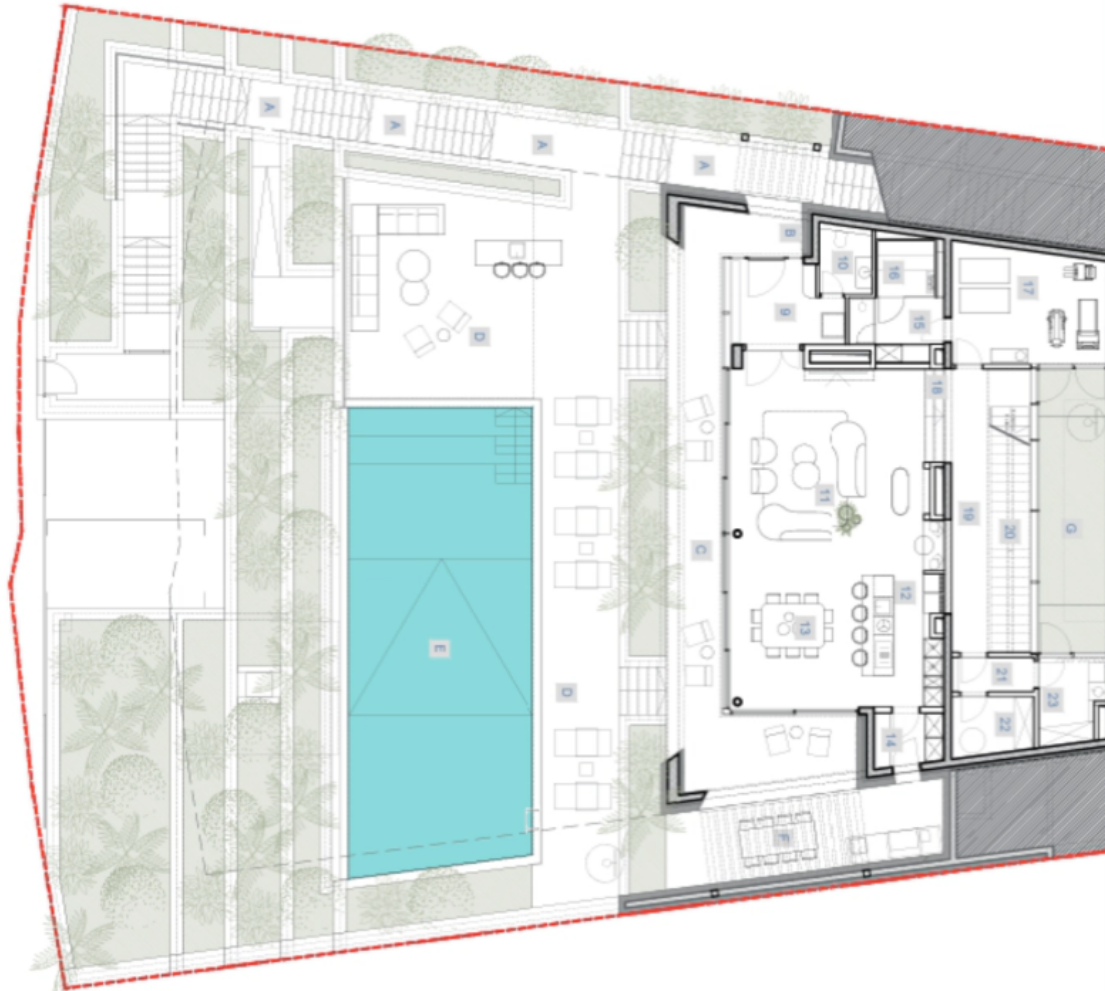




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TOTAL OUTDOOR - 275,18 m<sup>2</sup>

- B-COVERED ENTRANCE - 4,33 m<sup>2</sup>
- C-COVERED TERRACE - 43,52 m<sup>2</sup>
- D-OPEN POOL TERRACE - 101,78 m<sup>2</sup>
- E-POOL AREA - 85,26 m<sup>2</sup>
- F-OUTDOOR KITCHEN AND DINING - 21,38 m<sup>2</sup>
- G-COVERED TERRACE - 9,48 m<sup>2</sup>
- H-OPEN TERRACE - 9,48 m<sup>2</sup>

OUTDOOR AREAS

TOTAL INDOOR - 133,36 m<sup>2</sup>

- GROUND FLOOR
- 9-ENTRANCE 8,86 m<sup>2</sup>
- 10-TOILET 3,75 m<sup>2</sup>
- 11-LIVING ROOM AND BAR 40,78 m<sup>2</sup>
- 12-KITCHEN 13,57 m<sup>2</sup>
- 13-DINING 17,65 m<sup>2</sup>
- 14-STORAGE 3,67 m<sup>2</sup>
- 15-CHANGING 5,54 m<sup>2</sup>
- 16-SALINA 4,29 m<sup>2</sup>
- 17-GYM 17,84 m<sup>2</sup>
- 18-STAIRS 1 1,87 m<sup>2</sup>
- 19-HALL 12,75 m<sup>2</sup>
- 20-STAIRS 2 9,77 m<sup>2</sup>
- 21-HALL 2 2,84 m<sup>2</sup>
- 22-UTILITY 4,74 m<sup>2</sup>
- 23-HOUSEKEEPING 5,44 m<sup>2</sup>

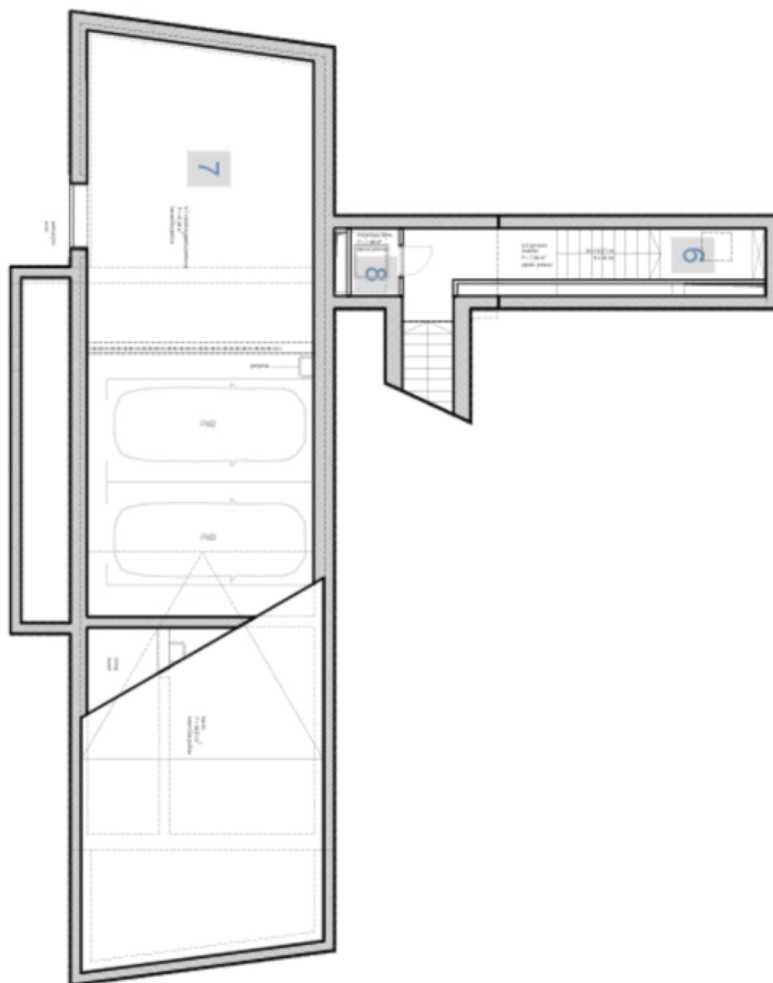




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BASEMENT / GARAGE  
GALLERY LEVEL

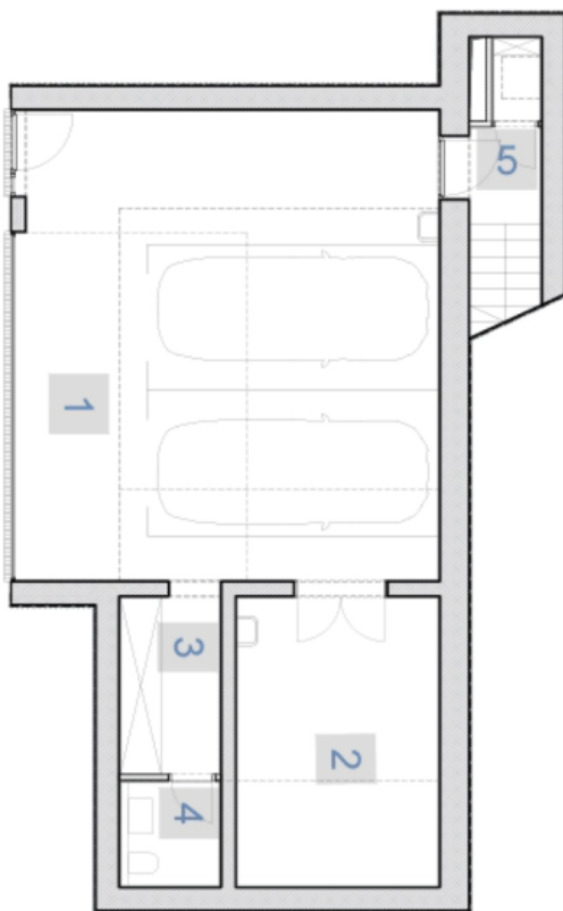
6 - TECHNICAL	1,18 m <sup>2</sup>
7 - SERVICE BASEMENT GALLERY	39,25 m <sup>2</sup>
8 - INSTALLATION SHAFT	1,89 m <sup>2</sup>
<b>TOTAL</b>	<b>- 42,32 m<sup>2</sup></b>



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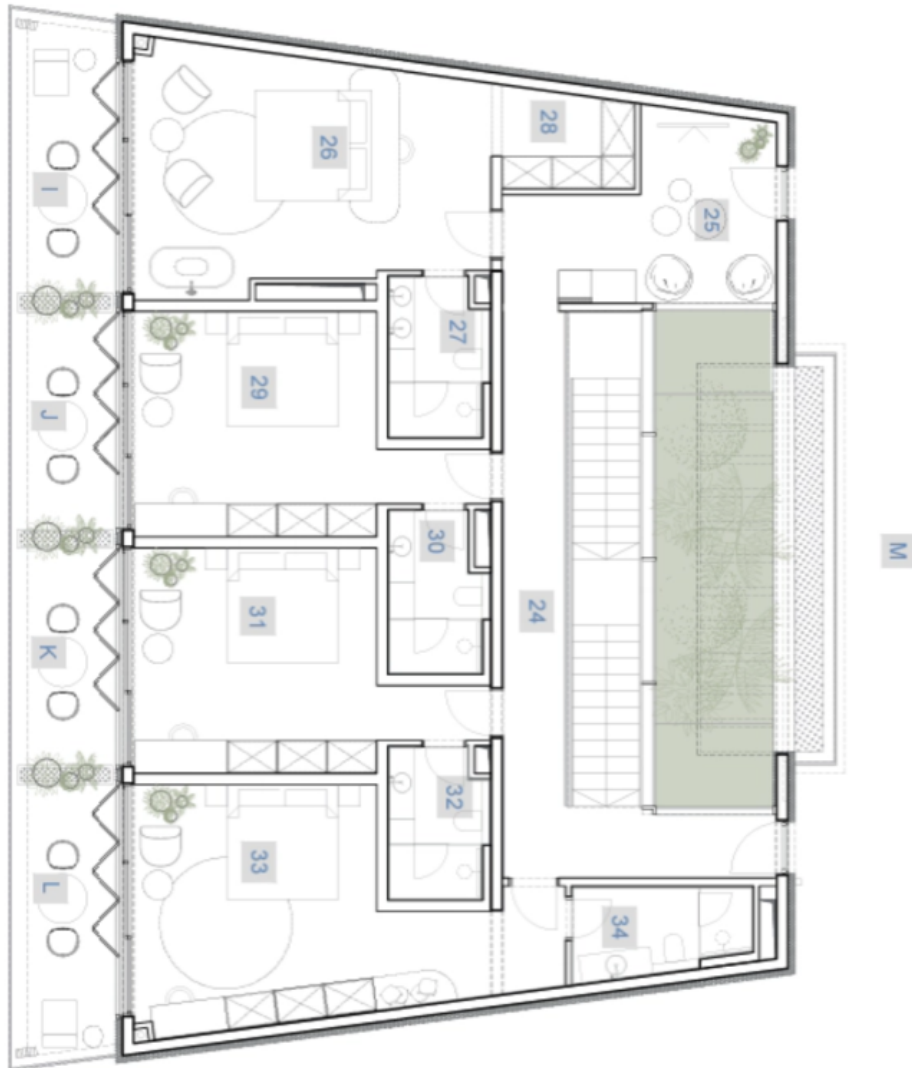
BASMENT / GARAGE LOWER LEVEL	
1 - GARAGE	58.12 m <sup>2</sup>
2 - POOL UTILITY ROOM	17.16 m <sup>2</sup>
3 - STORAGE	5.20 m <sup>2</sup>
4 - TOILET	3.08 m <sup>2</sup>
5 - SERVICE STAIRS	25.74 m <sup>2</sup>
TOTAL - 109.30 m <sup>2</sup>	



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1st FLOOR	
24 - HALLWAY	18,78 m²
25 - PLAY ROOM/LOUNGE	11,46 m²
26 - BEDROOM 1 (MASTER)	26,32 m²
27 - BATHROOM 1	5,03 m²
28 - WALK IN CLOSET	4,14 m²
29 - BEDROOM 2	20,05 m²
30 - BATHROOM 2	4,90 m²
31 - BEDROOM 3	20,28 m²
32 - BATHROOM 3	4,76 m²
33 - BEDROOM 4	25,49 m²
34 - BATHROOM 4	4,95 m²
<b>TOTAL INDOOR</b>	<b>- 146,16 m²</b>
1 - BEDROOM 1 TERRACE	9,26 m²
J - BEDROOM 2 TERRACE	7,43 m²
K - BEDROOM 3 TERRACE	7,43 m²
L - BEDROOM 4 TERRACE	9,69 m²
M - BACK OPEN TERRACE	85,64 m²
<b>TOTAL OUTDOOR</b>	<b>- 119,85 m²</b>