

Villa

Primosten, Dalmatia



Ref	RE-LB-IRO2709
Type	Villa
Region	Dalmatia > Šibenik
Location	Primosten
Front line	No
Sea view	Yes
Distance to sea	1300 m
Floorspace	310 sqm
Plot size	611 sqm
No. of bedrooms	5
No. of bathrooms	4
Price	€ 2 000 000

Spectacular Luxury Villa with Panoramic Sea Views - Primošten, 1.3 km from the Beach!

Located in a **prime residential area of Primošten**, this exceptional villa with swimming pool offers **brehtaking panoramic views** of the Adriatic Sea, the charming **old town of Primošten**, and the surrounding islands. Surrounded by lush Mediterranean greenery, the property perfectly blends **luxury, nature, and contemporary design**, and is just **1.3 km from the nearest beach**, making it ideal for those who want both privacy and easy access to the coast.

Set on a **611 m² plot**, the villa provides **310 m² of elegant living space** across two levels. The **ground floor** is designed in an open-concept layout, flooded with natural light through large glass walls, offering uninterrupted sea views. This floor includes a **spacious living room**, dining area, and a **fully equipped modern kitchen by Scavolini**. Additionally, there are **two bedrooms with en-suite bathrooms and walk-in closets**, a guest toilet, and a **storage/laundry room**.

Internal stairs lead to the **upper floor**, which houses the **luxurious master suite** with its own bathroom, walk-in closet, and direct access to a private spa area featuring a **sauna and jacuzzi**. The upper level also includes an **additional bedroom with a private bathroom and walk-in closet**, providing comfort and privacy for family and guests.

Every detail of this villa has been thoughtfully designed, creating an **artistically decorated home** with a unique, unobstructed view of the sea and Primošten. One of the villa's most striking features is the **7-meter-high glass foyer**, offering panoramic vistas from nearly every room via panoramic glazing.

The elegant interior seamlessly extends into a **meticulously designed outdoor area**, ideal for relaxation and entertaining. At the heart of this Mediterranean oasis is a **35 m² hydromassage pool with sun deck**, a spacious lounge area with a fire pit, and a **modern summer kitchen**, perfect for alfresco dining under the stars.

The villa is surrounded by a **cascading garden filled with Mediterranean herbs and tall palms**, and the spacious grounds provide **parking for four vehicles**.

This exclusive villa presents a rare opportunity to experience **luxury, privacy, and Mediterranean charm**, just **1.3 km from the beach**, in one of the most desirable locations on the Dalmatian coast.

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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Property advantages:

Swimming pool

Spa

Sauna

Garden

Urbanized

Modern

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Price per m²:
6.452 €

Average price/m² of this type
in this region:
4.771 €

Median price/m² of this type
in this region:
4.750 €

Average price/m² of this type
in Croatia:
4.567 €

Median price/m² of this type
in Croatia:
3.950 €

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