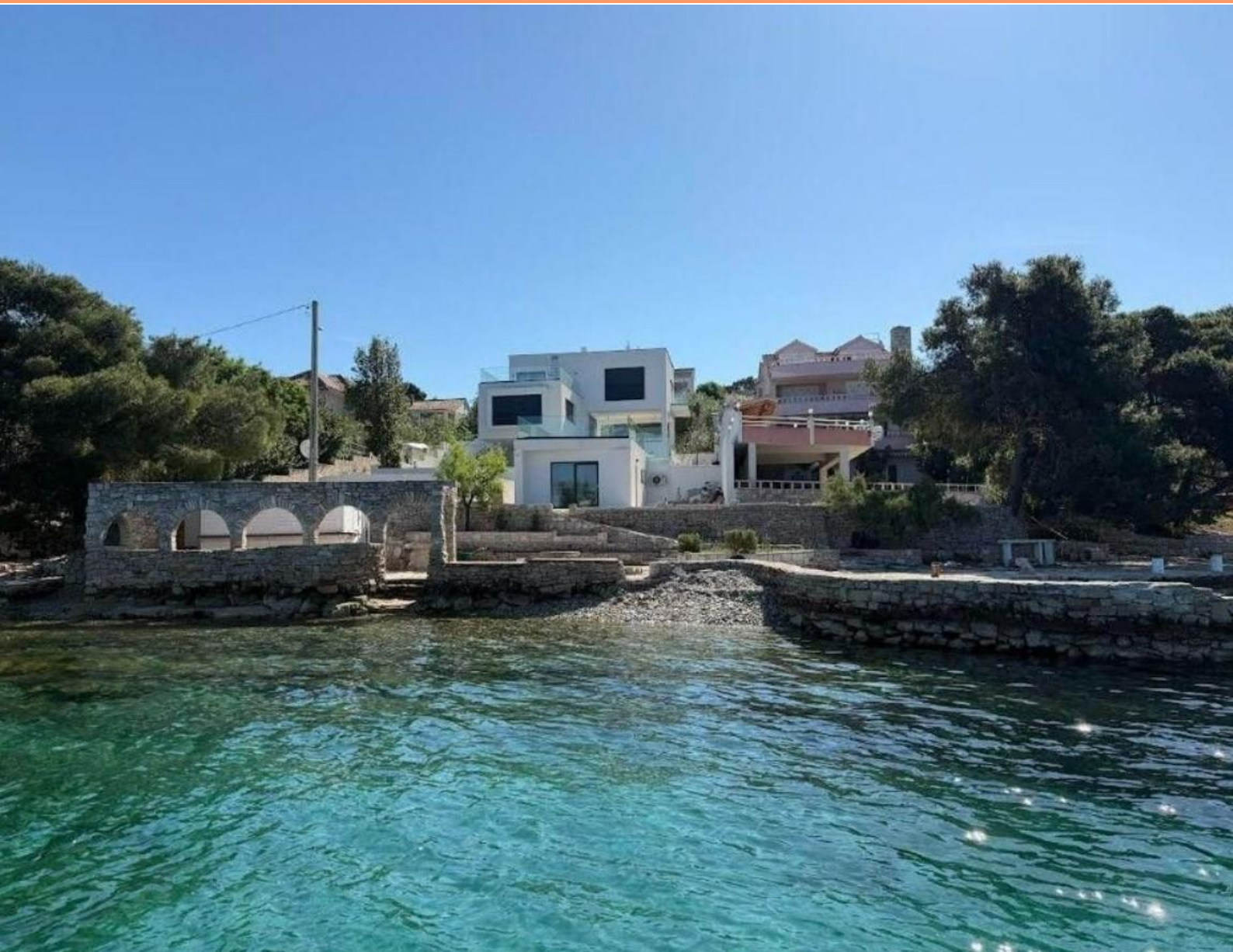


# Villa

## Grohote, Dalmatia



<b>Ref</b>	RE-LB-BL-15462-1
<b>Type</b>	Villa
<b>Region</b>	Dalmatia › Island Šolta
<b>Location</b>	Grohote
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	10 m
<b>Floorspace</b>	265 sqm
<b>No. of bedrooms</b>	3

# Villa

## Grohote, Dalmatia



**No. of bathrooms**

3

**Price**

Price upon request

# Villa

## Grohote, Dalmatia



Unique modern villa on the 1st line to the sea on Solta island!  
Villa is at the final stage of construction in early 2026.

This modern newly built luxury villa with a total living area of 265 square meters is positioned in an exclusive seafront location, in the first row to the sea, offering breathtaking open views of the Adriatic. Designed to meet the highest standards of contemporary coastal living, the property combines clean modern architecture with a refined Mediterranean atmosphere, making it a standout real estate opportunity on the Croatian coast.

The villa is arranged over two floors and features three spacious bedrooms and three elegantly designed bathrooms, ensuring comfort and privacy for residents and guests. The open-plan living area seamlessly connects the living room, kitchen, and dining space, creating a bright and airy interior enhanced by expansive glass walls. Large floor-to-ceiling windows allow abundant natural light and provide uninterrupted sea views from almost every room in the villa.

A highlight of the property is the rooftop terrace, where a private jacuzzi creates a perfect setting for relaxation while enjoying panoramic views of the sea and surrounding coastline. The landscaped outdoor area includes a swimming pool with a sunbathing deck and a dedicated lounge zone, ideal for outdoor living, entertaining, and enjoying the Mediterranean climate throughout the year.

Offering complete privacy, direct proximity to the sea, and premium amenities, this luxury seafront villa is an ideal choice for buyers seeking an exclusive waterfront property, whether as a private residence, a holiday retreat, or a high-end investment for luxury tourist rental.

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.

### **Property advantages:**

- Roof terrace
- Swimming pool
- Spa
- Modern

# Villa

## Grohote, Dalmatia



Average price/m<sup>2</sup> of this type  
in this region:  
4.510 €

Median price/m<sup>2</sup> of this type  
in this region:  
5.906 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
8.658 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
7.143 €

# Villa

Grohote, Dalmatia



# Villa

## Grohote, Dalmatia

