



## House Six-bedroom (7+1)

€ 2 714 770 | 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  |

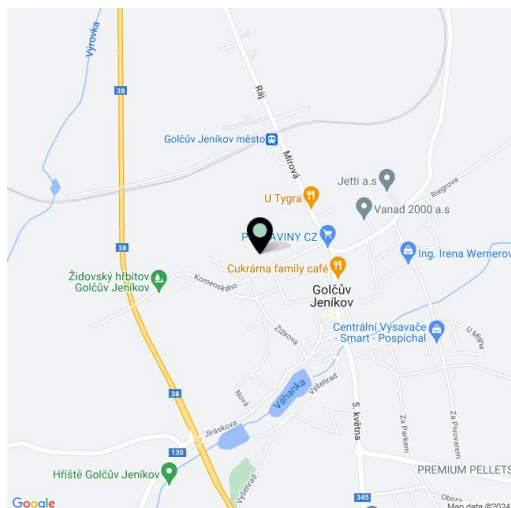
This exceptional residence, set in a picturesque bay on the island of Šolta, provides wonderful views of the sea and undisturbed living in the privacy of a unique resort. The minimalist interior, with an earth-toned color palette and unique materials such as wood and marble, is complemented by intelligent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

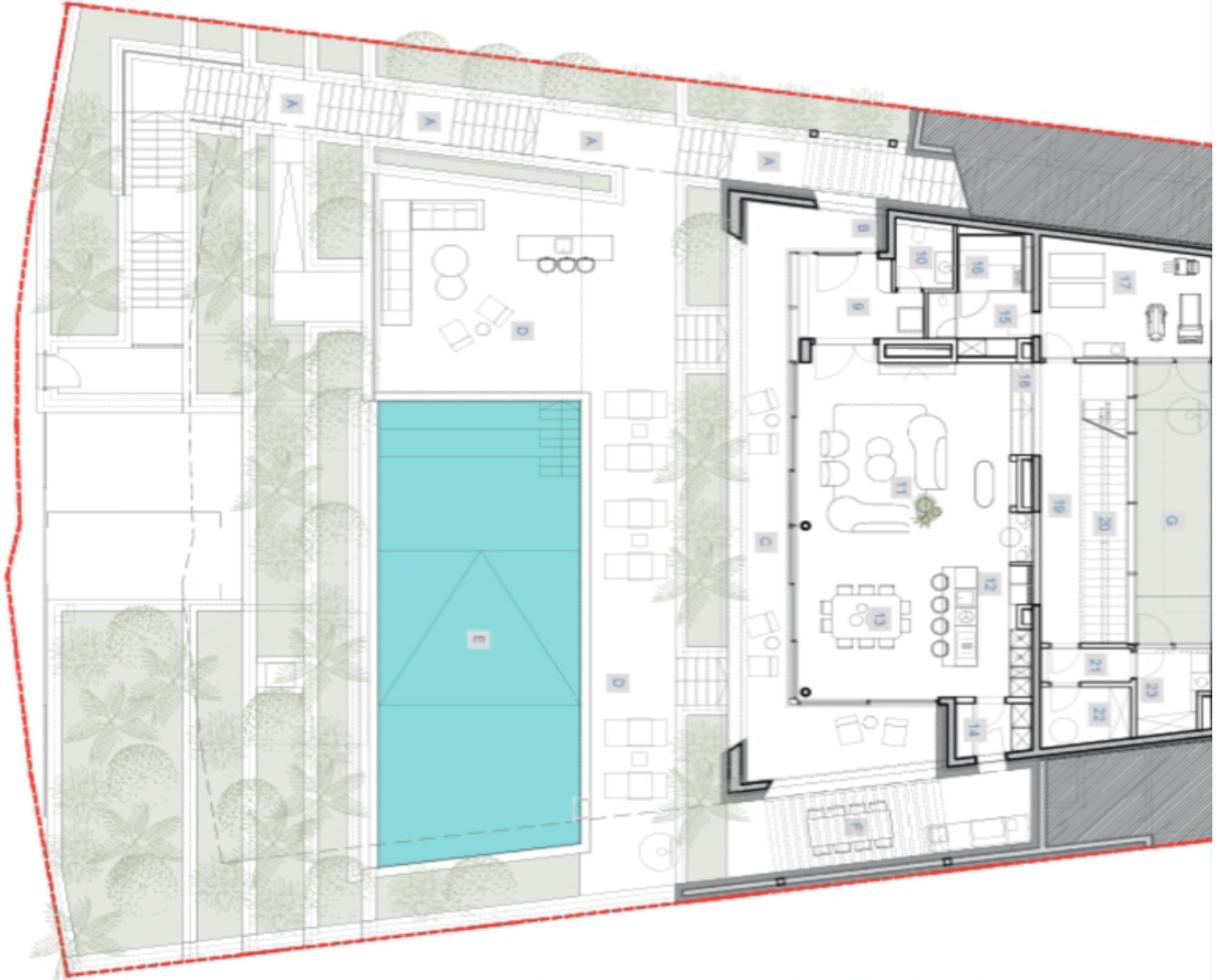




# House Six-bedroom (7+1)

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

- B-COVERED ENTRANCE - 4,33 m<sup>2</sup>
- C-COVERED TERRACE - 43,57 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 - 21,35 m<sup>2</sup>
- G-COVERED ATRIUM - 9,48 m<sup>2</sup>
- H-OPEN ATRIUM - 9,48 m<sup>2</sup>

### OUTDOOR AREAS

TOTAL INDOOR - 153,36 m<sup>2</sup>

- 9-ENTRANCE - 8,80 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 - 13,67 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 - 17,64 m<sup>2</sup>
- 18-STAIRS 1 - 1,67 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>

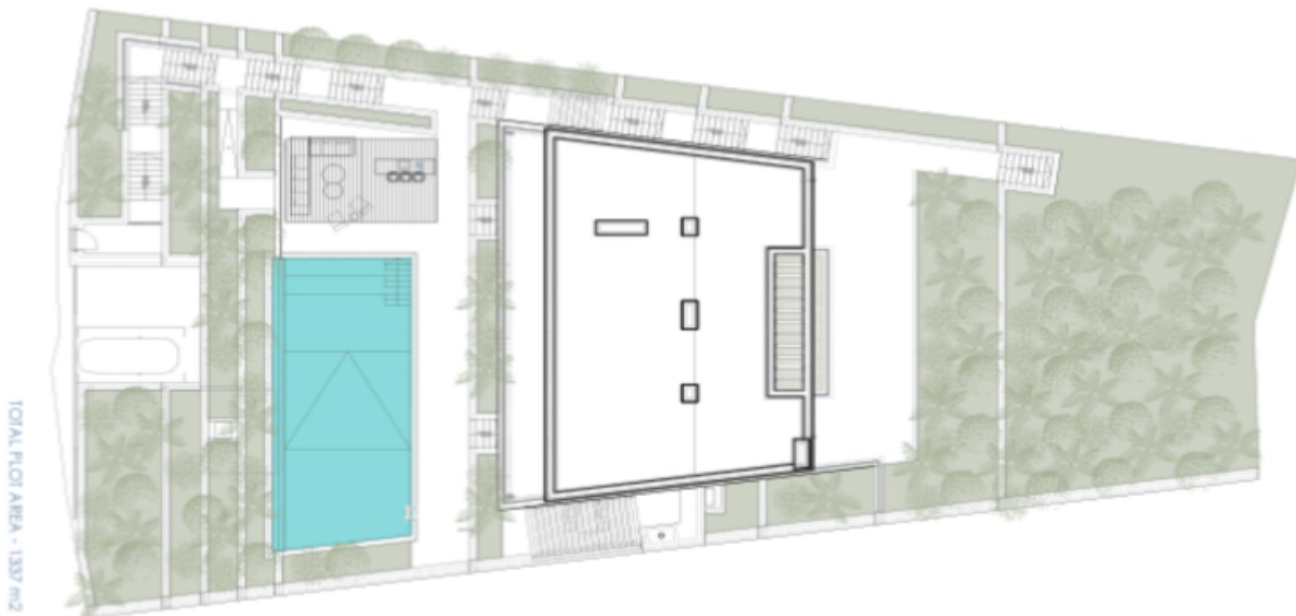
### GROUND FLOOR



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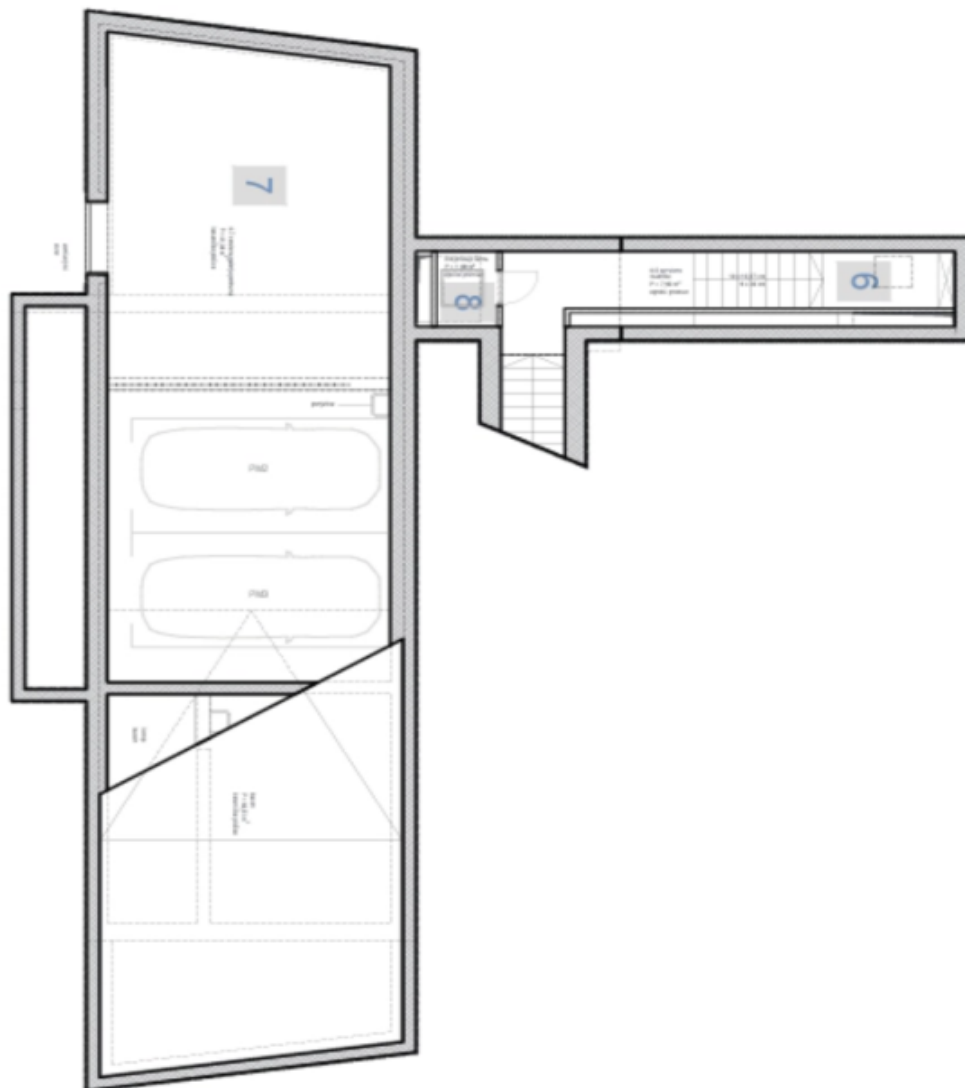
|   |                      |  |                       |
|---|----------------------|--|-----------------------|
| <b>BASMENT / GARAGE<br/>LOWER LEVEL</b>                 |                      | <b>OUTDOOR AREAS - GROUND FLOOR</b>                      |                       |
| 1 - GARAGE  | 58,12 m <sup>2</sup> | B-COVERED ENTRANCE -                                     | 4,33 m <sup>2</sup>   |
| 2 - POOL UTILITY ROOM                                   | 17,14 m <sup>2</sup> | C-COVERED TERRACE -                                      | 43,52 m <sup>2</sup>  |
| 3 - STORAGE   | 5,20 m <sup>2</sup>  | D-OPEN POOL TERRACE -                                    | 101,78 m <sup>2</sup> |
| 4 - HOLET   | 3,08 m <sup>2</sup>  | E-POOL AREA -  | 85,26 m <sup>2</sup>  |
| 5 - SERVICE STAIRS                                      | 25,74 m <sup>2</sup> | F-OUTDOOR KITCHEN/ DINING -                              | 21,35 m <sup>2</sup>  |
|   |                      | G-COVERED ATRIUM -                                       | 9,48 m <sup>2</sup>   |
|   |                      | H- OPEN ATRIUM -   | 9,46 m <sup>2</sup>   |
| <b>TOTAL - 109,30 m<sup>2</sup></b>                     |                      | <b>TOTAL OUTDOOR GROUND FLOOR - 275,18 m<sup>2</sup></b> |                       |
| <b>BASMENT / GARAGE<br/>GALLERY LEVEL</b>               |                      | <b>1st FLOOR</b>   |                       |
| 4 - TECHNICAL   | 1,18 m <sup>2</sup>  | 24 - HALLWAY   | 18,78 m <sup>2</sup>  |
| 7 - SERVICE BASEMENT GALLERY                            | 39,25 m <sup>2</sup> | 25 - PLAY ROOM/LOUNGE                                    | 11,46 m <sup>2</sup>  |
| 8 - INSTALLATION SHAFT                                  | 1,89 m <sup>2</sup>  | 26 - BEDROOM 1 (MASTER)                                  | 26,32 m <sup>2</sup>  |
|   |                      | 27 - BATHROOM 1  | 5,03 m <sup>2</sup>   |
| <b>TOTAL - 42,32 m<sup>2</sup></b>                      |                      | 28 - WALK IN CLOSET                                      | 4,14 m <sup>2</sup>   |
| <b>GROUND FLOOR</b>                                     |                      | 29 - BEDROOM 2   | 20,05 m <sup>2</sup>  |
| 9 - ENTRANCE  | 8,86 m <sup>2</sup>  | 30 - BATHROOM 2  | 4,90 m <sup>2</sup>   |
| 10 - TOILET   | 3,75 m <sup>2</sup>  | 31 - BEDROOM 3   | 20,28 m <sup>2</sup>  |
| 11 - LIVING ROOM AND BAR                                | 40,78 m <sup>2</sup> | 32 - BATHROOM 3  | 4,74 m <sup>2</sup>   |
| 12 - KITCHEN  | 13,57 m <sup>2</sup> | 33 - BEDROOM 4   | 25,89 m <sup>2</sup>  |
| 13 - DINING   | 17,65 m <sup>2</sup> | 34 - BATHROOM 4  | 4,95 m <sup>2</sup>   |
| 14 - STORAGE  | 3,87 m <sup>2</sup>  |  |                       |
| 15 - CHANGING   | 5,54 m <sup>2</sup>  | <b>TOTAL INDOOR 1st FLOOR - 146,16 m<sup>2</sup></b>     |                       |
| 16 - SALUNA   | 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>  |  |                       |
| <b>TOTAL INDOOR GROUND FLOOR - 153,36 m<sup>2</sup></b> |                      | <b>TOTAL OUTDOOR 1st FLOOR - 119,85 m<sup>2</sup></b>    |                       |
| <b>TOTAL INDOOR AREA - 451,14 m<sup>2</sup></b>         |                      | <b>TOTAL OUTDOOR AREA - 395,03 m<sup>2</sup></b>         |                       |



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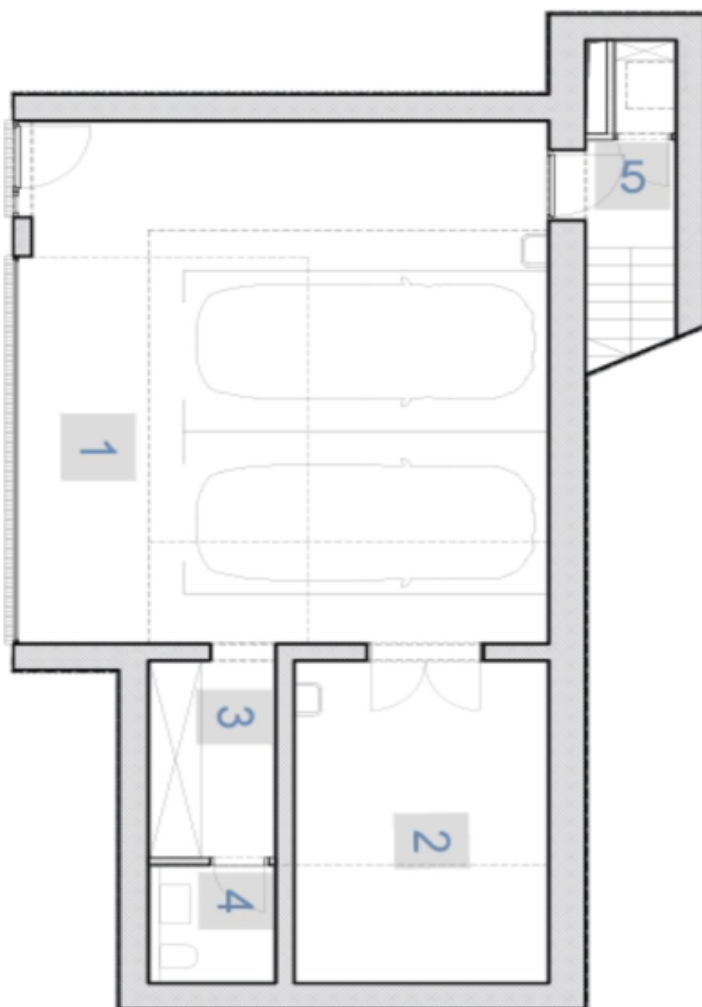
|                              |                      |
|------------------------------|----------------------|
| BASMENT / GARAGE             |                      |
| GALLERY LEVEL                |                      |
| 6 - TECHNICAL                | 1,18 m <sup>2</sup>  |
| 7 - SERVICE BASEMENT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



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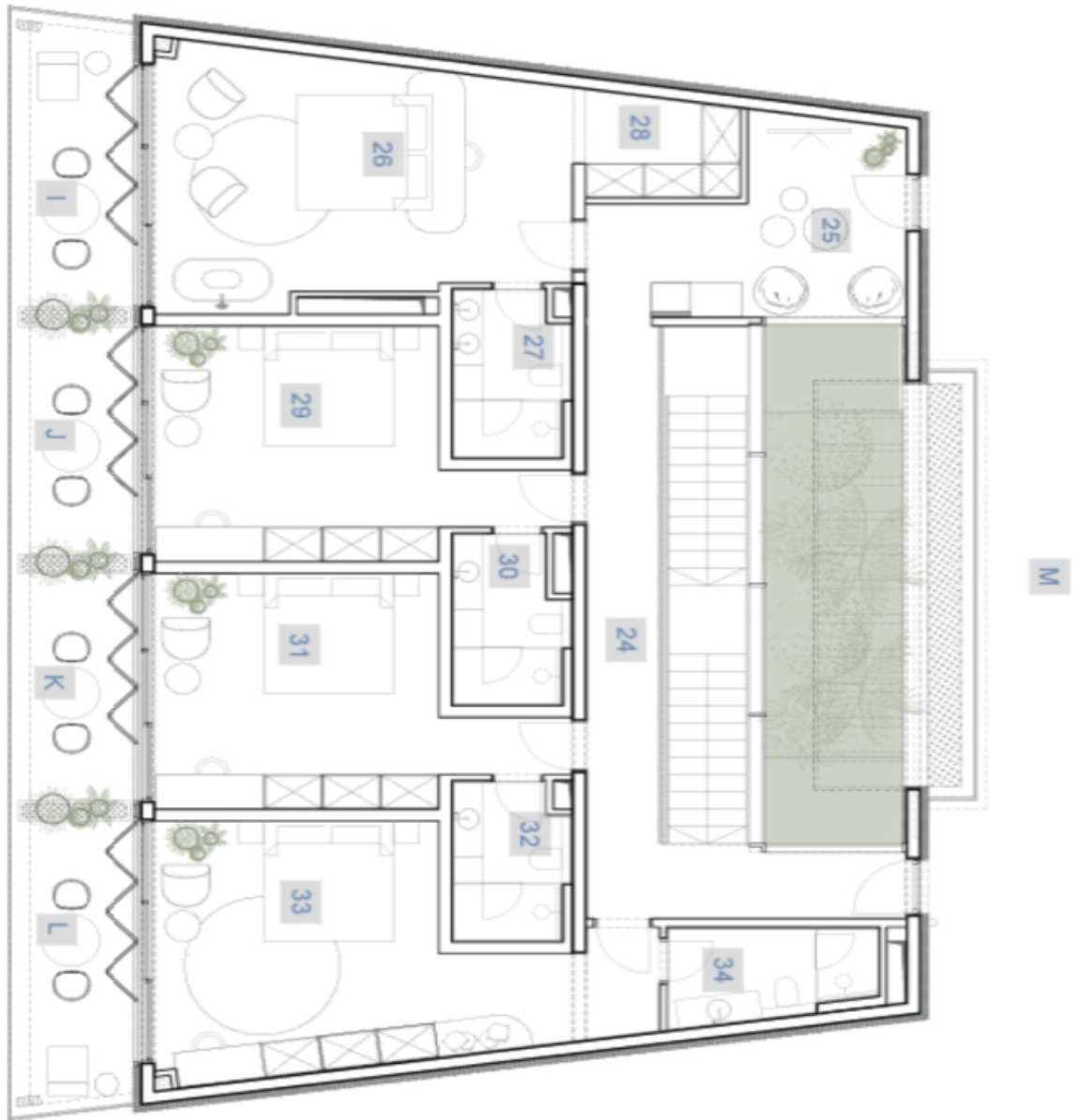
|                                 |                       |
|---------------------------------|-----------------------|
| BASMENT / GARAGE<br>LOWER LEVEL |                       |
| 1 - GARAGE                      | 58,12 m <sup>2</sup>  |
| 2 - POOL UTILITY ROOM           | 17,14 m <sup>2</sup>  |
| 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 m <sup>2</sup> |
| 25 - PLAY ROOM/LOUNGE                       | 11,48 m <sup>2</sup> |
| 26 - BEDROOM 1 (MASTER)                     | 26,32 m <sup>2</sup> |
| 27 - BATHROOM 1                             | 5,03 m <sup>2</sup>  |
| 28 - WALK IN CLOSET                         | 4,14 m <sup>2</sup>  |
| 29 - BEDROOM 2                              | 20,05 m <sup>2</sup> |
| 30 - BATHROOM 2                             | 4,90 m <sup>2</sup>  |
| 31 - BEDROOM 3                              | 20,28 m <sup>2</sup> |
| 32 - BATHROOM 3                             | 4,76 m <sup>2</sup>  |
| 33 - BEDROOM 4                              | 25,49 m <sup>2</sup> |
| 34 - BATHROOM 4                             | 4,95 m <sup>2</sup>  |
| <b>TOTAL INDOOR - 146,16 m<sup>2</sup></b>  |                      |
| 1 - BEDROOM 1 TERRACE                       | 9,26 m <sup>2</sup>  |
| J - BEDROOM 2 TERRACE                       | 7,63 m <sup>2</sup>  |
| K - BEDROOM 3 TERRACE                       | 7,63 m <sup>2</sup>  |
| L - BEDROOM 4 TERRACE                       | 9,69 m <sup>2</sup>  |
| M - BACK OPEN TERRACE                       | 85,64 m <sup>2</sup> |
| <b>TOTAL OUTDOOR - 119,85 m<sup>2</sup></b> |                      |