



## House Six-bedroom (7+1)

€ 2 728 912 | 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

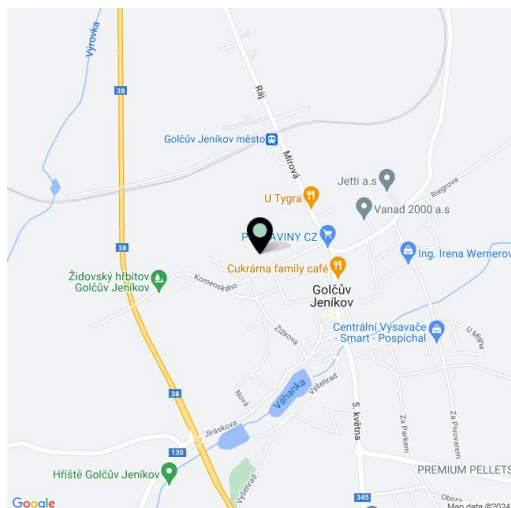
This exceptional residence, set in a picturesque bay on the island of Šolta, provides wonderful views of the sea and undisturbed living in the privacy of a unique resort. The minimalist interior, with an earth-toned color palette and unique materials such as wood and marble, is complemented by intelligent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

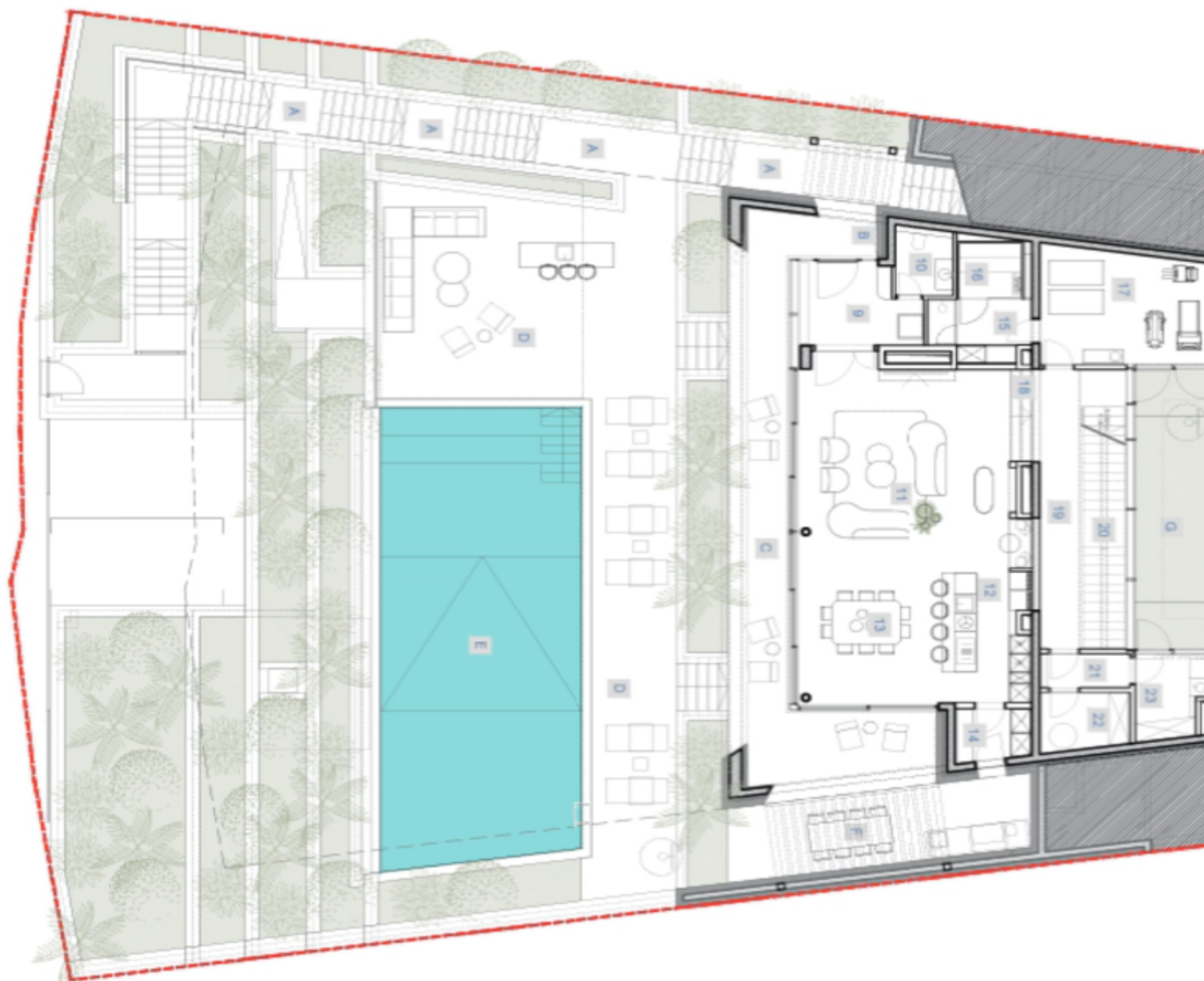




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**GROUND FLOOR**

- 9-ENTRANCE 8,80 m²
- 10-TOILET 3,75 m²
- 11-LIVING ROOM and BAR 40,78 m²
- 12-KITCHEN 13,67 m²
- 13-DINING 17,65 m²
- 14-STORAGE 3,67 m²
- 15-CHANGING 5,54 m²
- 16-SAUNA 4,29 m²
- 17-GYM 17,64 m²
- 18-STAIRS 1 1,67 m²
- 19-HALL 12,75 m²
- 20-STAIRS 2 9,77 m²
- 21-HALL 2 2,64 m²
- 22-UTILITY 4,74 m²
- 23-HOUSEKEEPING 5,44 m²

TOTAL INDOOR - 153,34 m²

**OUTDOOR AREAS**

- B-COVERED ENTRANCE - 4,33 m²
- C-COVERED TERRACE - 43,57 m²
- D-OPEN POOL TERRACE - 101,78 m²
- E-POOL AREA - 85,26 m²
- F-OUTDOOR KITCHEN AND DINING - 21,35 m²
- G-COVERED ATRIUM - 9,48 m²
- H-OPEN ATRIUM - 9,48 m²

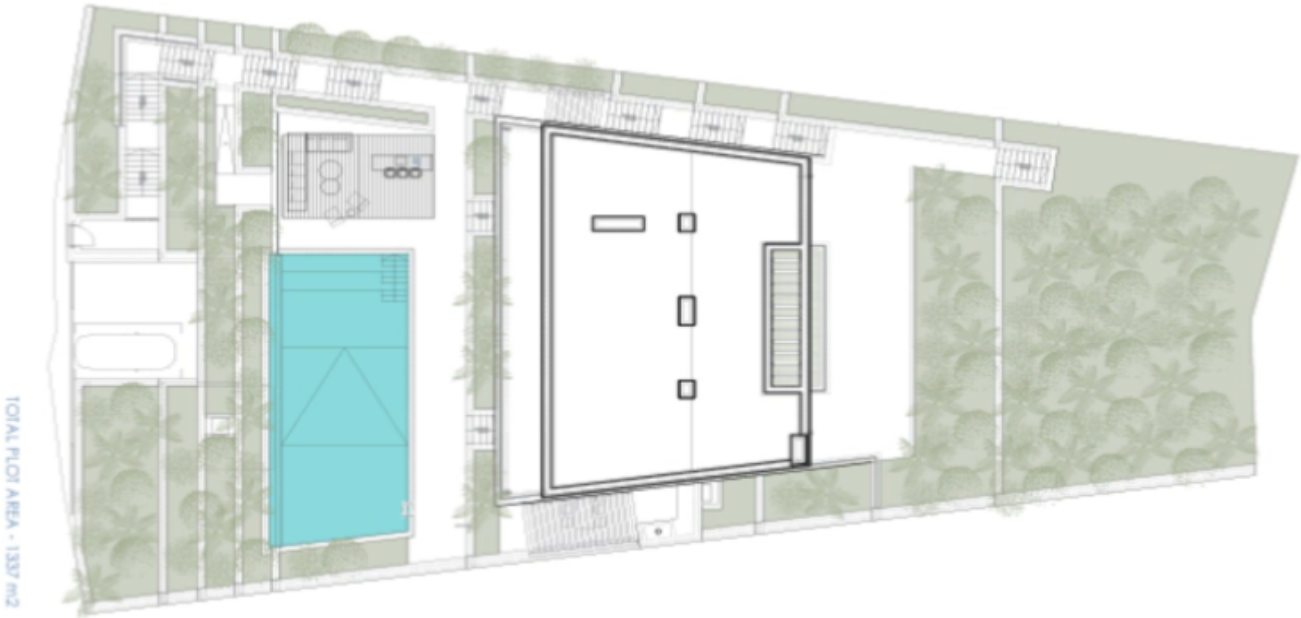
TOTAL OUTDOOR - 275,18 m²



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<b>BASMENT / GARAGE LOWER LEVEL</b>		<b>OUTDOOR AREAS - GROUND FLOOR</b>	
1 - GARAGE	58,12 m²	B-COVERED ENTRANCE -	4,33 m²
2 - POOL UTILITY ROOM	17,14 m²	C-COVERED TERRACE -	43,52 m²
3 - STORAGE	5,20 m²	D-OPEN POOL TERRACE -	101,78 m²
4 - HOLE	3,08 m²	E-POOL AREA -	85,26 m²
5 - SERVICE STAIRS	25,74 m²	F-OUTDOOR KITCHEN/ DINING -	21,35 m²
		G-COVERED ATRIUM -	9,48 m²
		H- OPEN ATRIUM -	9,46 m²
<b>TOTAL - 109,30 m²</b>			
<b>BASMENT / GARAGE GALLERY LEVEL</b>		<b>1st FLOOR</b>	
4 - TECHNICAL	1,18 m²	24 - HALLWAY	18,78 m²
7 - SERVICE BASEMENT GALLERY	39,25 m²	25 - PLAY ROOM/LOUNGE	11,46 m²
8 - INSTALLATION SHAFT	1,89 m²	26 - BEDROOM 1 (MASTER)	26,32 m²
		27 - BATHROOM 1	5,03 m²
<b>TOTAL - 42,32 m²</b>		28 - WALK IN CLOSET	4,14 m²
<b>GROUND FLOOR</b>		29 - BEDROOM 2	20,05 m²
9 - ENTRANCE	8,86 m²	30 - BATHROOM 2	4,90 m²
10 - TOILET	3,75 m²	31 - BEDROOM 3	20,28 m²
11 - LIVING ROOM AND BAR	40,78 m²	32 - BATHROOM 3	4,74 m²
12 - KITCHEN	13,57 m²	33 - BEDROOM 4	25,89 m²
13 - DINING	17,65 m²	34 - BATHROOM 4	4,95 m²
14 - STORAGE	3,87 m²		
15 - CHANGING	5,54 m²	<b>TOTAL INDOOR 1st FLOOR - 146,16 m²</b>	
16 - SALUNA	4,29 m²		
17 - GYM	17,84 m²		
18 - STAIRS 1	1,87 m²	<b>OUTDOOR AREAS - GROUND FLOOR</b>	
19 - HALL	12,75 m²	1 - BEDROOM 1 TERRACE	9,26 m²
20 - STAIRS 2	9,77 m²	J - BEDROOM 2 TERRACE	7,63 m²
21 - HALL 2	2,84 m²	K - BEDROOM 3 TERRACE	7,63 m²
22 - UTILITY	4,74 m²	L - BEDROOM 4 TERRACE	9,69 m²
23 - HOUSEKEEPING	5,44 m²	M - BACK OPEN TERRACE	85,64 m²
<b>TOTAL INDOOR GROUND FLOOR - 153,36 m²</b>			
		<b>TOTAL OUTDOOR 1st FLOOR - 119,85 m²</b>	
<b>TOTAL INDOOR AREA - 451,14 m²</b>		<b>TOTAL INDOOR AREA - 451,14 m²</b>	
<b>TOTAL OUTDOOR AREA - 395,03 m²</b>		<b>TOTAL OUTDOOR AREA - 395,03 m²</b>	

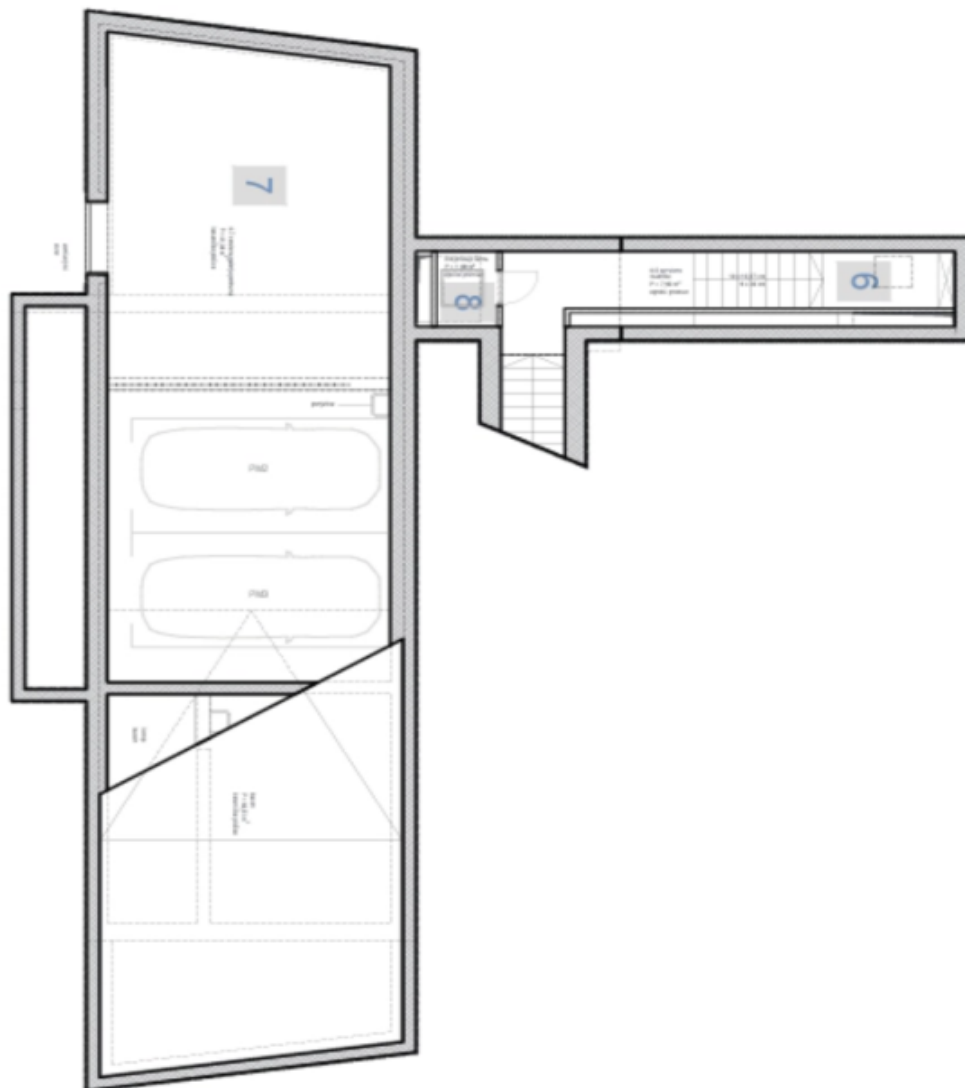
TOTAL PLOT AREA - 1337 m²



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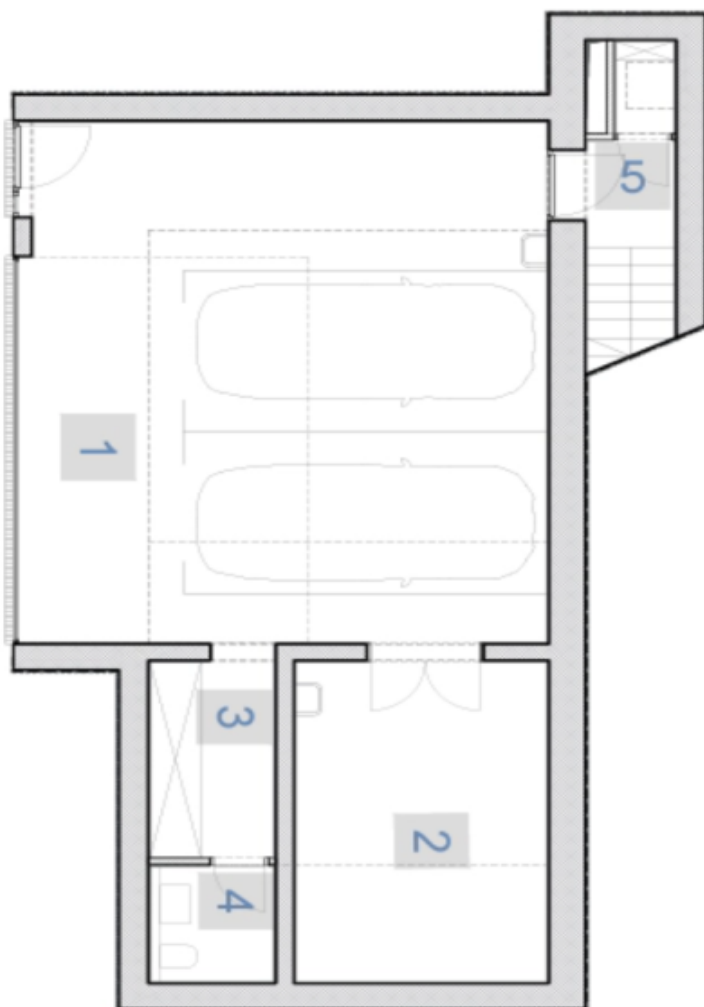
BASMENT / GARAGE GALLERY LEVEL	
6 - TECHNICAL	1,18 m <sup>2</sup>
7 - SERVICE BASMENT GALLERY	39,25 m <sup>2</sup>
8 - INSTALLATION SHAFT	1,89 m <sup>2</sup>
<b>TOTAL - 42,32 m<sup>2</sup></b>	



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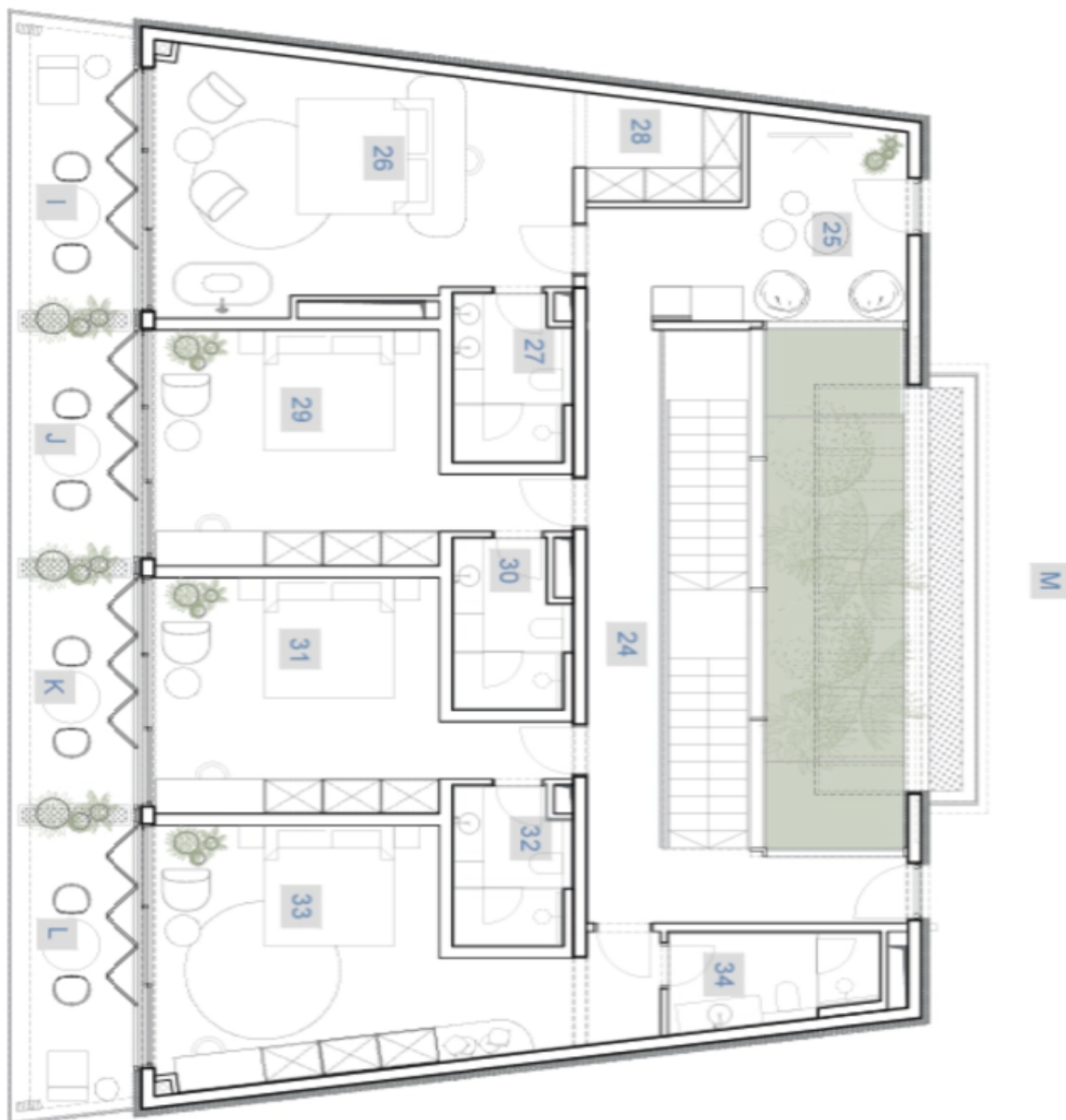
BASMENT / GARAGE LOWER LEVEL	
1 - GARAGE	58,12 m <sup>2</sup>
2 - POOL UTILITY ROOM	17,14 m <sup>2</sup>
3 - STORAGE	5,20 m <sup>2</sup>
4 - TOILET	3,08 m <sup>2</sup>
5 - SERVICE STAIRS	25,74 m <sup>2</sup>
TOTAL -	109,30 m <sup>2</sup>



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1st FLOOR	
24 - HALLWAY	18,78 m²
25 - PLAY ROOM/LOUNGE	11,48 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>
I - BEDROOM 1 TERRACE	9,26 m²
J - BEDROOM 2 TERRACE	7,63 m²
K - BEDROOM 3 TERRACE	7,63 m²
L - BEDROOM 4 TERRACE	9,69 m²
M - BACK OPEN TERRACE	85,64 m²
<b>TOTAL OUTDOOR</b>	<b>119,85 m²</b>