

Villa Aurelis

ŠOLTA

Croatia | Sotheby's INTERNATIONAL REALTY

Villa Aurelis

LIVING AREA
190 m2

PLOT SIZE
700 m2

PRICE
1.500.000 €

BATHROOMS
5

ROOMS
4

CONTACT
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Nestled in a peaceful, scenic setting on the island of Šolta, Villa Aurelis boasts breathtaking sea views and a lush Mediterranean landscape. This elegant, contemporary villa is thoughtfully designed for modern living, seamlessly blending comfort with harmony in nature. Distinguished by its clean architectural lines, Villa Aurelis is set on a 700 m² plot and offers 190 m² of refined living space across two levels. The open-plan interior emphasizes functionality and flexibility, enabling future owners to tailor the space to their unique needs and lifestyle. The ground floor features an open-concept layout that seamlessly integrates the living room, kitchen, and dining area with a guest toilet. Expansive glass walls flood the space with natural light and offer direct access to a generous terrace and swimming pool—an idyllic setting for relaxation and outdoor living. Upstairs, four spacious bedrooms each feature en-suite bathrooms and private balconies, providing enchanting views of the sea and the surrounding landscape. Outdoors, a dedicated dining area with a fireplace and summer kitchen enhances the villa's appeal. Additionally, a separate annex includes a storage room, technical room, and a versatile space ideal for a gym, office, or staff accommodation. Built to the highest standards, the villa already features preparations for air-conditioning and advanced pool systems. The landscaped grounds are partially completed, with designated green spaces and magnificent olive trees over 500 years old, infusing the property with an authentic and timeless Mediterranean charm. Villa Aurelis is offered at the advanced Roh-Bau stage, with the asking price reflecting its current level of completion. The final interior finishes are left entirely to the new owner, presenting a unique opportunity to personalize and craft a luxury home tailored to individual tastes. This property presents a rare opportunity to acquire an exclusive villa in one of Dalmatia's most authentic settings—ideal as a private retreat or a luxury rental investment.

AMENITIES

Balcony ✓ Garden ✓ Pool ✓ Seaview ✓ Terrace ✓