



# Villa Fortunella

PRIMOŠTEN

Croatia | Sotheby's  
INTERNATIONAL REALTY

# Villa Fortunella



**LIVING AREA**  
**250 m2**



**PLOT SIZE**  
**600 m2**



**PRICE**  
**1.800.000 €**



**BATHROOMS**  
**4**



**ROOMS**  
**4**

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Villa Fortunella is a newly built modern property, situated on an elevated plot, offering a spectacular sea view. It features 250 m2 of living space spread across three levels, all within a gated property and surrounded by a beautifully Mediterranean garden. It is situated in Primošten, a coastal gem known for its scenic old town perched on a peninsula, UNESCO-protected vineyards, and crystal-clear Adriatic waters. It combines Mediterranean charm with modern lifestyle convenience, attracting those who appreciate authenticity without sacrificing comfort. Primošten has established itself as a discreet yet elite destination—calm, cultivated, and rich in natural beauty. The basement features the technical room and a spacious storage area. These auxiliary spaces are efficiently planned and discreetly positioned. The ground floor serves as the main living area. It features a bright and airy open-concept living room and dining area, a fully equipped kitchen, one bedroom, a bathroom, a pantry adjacent to the kitchen, and two technical storage rooms. Full-height glass doors open onto a covered terrace, where a heated swimming pool and fully equipped summer kitchen offer an ideal setting for outdoor living and entertaining. The design allows for a fluid transition between indoor and outdoor spaces, all with an exceptional sea view. On the first floor, three spacious en-suite bedrooms await, each with its own walk-in wardrobe. The two south-facing bedrooms open directly onto a covered terrace overlooking the sea, while the third bedroom provides equal comfort and privacy. The entire property is equipped with underfloor heating, and all rooms are air-conditioned. There are three private outdoor parking spaces, and the landscaped garden features authentic Mediterranean plants that complement the architecture. Construction materials are of high quality, and the finish is meticulous—this is a fully completed, move-in-ready home that requires no further investment. Whether used as a private residence or as a premium rental property, Villa Fortunella offers a rare balance of thoughtful design, high-end comfort, and a prestigious location with one of the most breathtaking views on the Adriatic coast.

## AMENITIES

Balcony ✓   Energy certificate ✓   Furnished ✓   Garden ✓   Parking ✓   Pool ✓   Seaview ✓   Terrace ✓



