



**Villa Elaris**  
SPLIT

Croatia | **Sotheby's**  
INTERNATIONAL REALTY

# Villa Elaris



LIVING AREA  
290 m<sup>2</sup>



PLOT SIZE  
620 m<sup>2</sup>



PRICE  
1.680.000 €



BATHROOMS  
5



ROOMS  
4

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Villa Elaris is a newly built, elegant contemporary residence with a swimming pool and breathtaking panoramic sea views situated in an exceptional location near Split, within an exclusive complex of luxury villas. This property represents a perfect blend of modern architecture, superior comfort, and the Mediterranean lifestyle. Split rightfully ranks among the most desirable destinations on the Mediterranean, thanks to its crystal-clear sea, beautiful beaches, and rich cultural and historical heritage. Nestled in this peaceful, picturesque neighborhood, the sophisticated villa offers an exceptional opportunity—serving equally well as a private haven or a prestigious investment property. Villa Elaris is situated on a 620 m<sup>2</sup> plot, with 290 m<sup>2</sup> of living space distributed across three thoughtfully designed levels: basement, ground floor, and first floor. The villa's contemporary architecture is highlighted by large glass walls that let in abundant natural light and create a strong connection between the interior, outdoor areas, and sea views. The basement features an exclusive relaxation and entertainment zone with a billiard table, lounge area, and kitchen, as well as a sauna, bathroom, storage room, technical room, and a garage with two parking spaces. The ground floor is designed as an open-plan living area comprising a modern, fully equipped kitchen, dining area, and a spacious living room with direct access to the terrace. The exterior is conceived for complete Mediterranean enjoyment—an infinity pool with sun deck, a covered outdoor dining area with summer kitchen, barbecue, and lounge zone create the perfect setting for socializing and relaxation. One elegant en-suite bedroom is also located on this level. The first floor features three luxurious en-suite bedrooms, decorated in neutral, warm tones, offering privacy, tranquility, and maximum comfort. Villa Elaris stands out for its high-end equipment, carefully selected materials, and impeccable design, ensuring a high level of luxury and functionality. It is suitable for year-round living, a peaceful family lifestyle, and a beautiful property with strong potential for luxury tourist rentals. This impressive villa with unobstructed sea views is a perfect choice for those seeking an exclusive property near Split, where elegance, privacy, and contemporary living come together in perfect harmony.

## AMENITIES

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

