



# Villa Incantesima

PELJEŠAC

Croatia

Sotheby's  
INTERNATIONAL REALTY

# Villa Incantesima



LIVING AREA  
**440 m<sup>2</sup>**



PLOT SIZE  
**485 m<sup>2</sup>**



PRICE  
**2.100.000 €**



BATHROOMS  
**6**



ROOMS  
**6**

CONTACT  
**Ivana Marković**

Grljevačka 2a, 21312 Podstrana  
m: 00385 (0)916027672  
info@sothebysrealty.hr  
www.sothebysrealty.hr

Villa Incantesima is a newly built luxury seafront property situated in an attractive and quiet location in a small fishing village on the Pelješac peninsula. Pelješac is widely known for its divine beaches, crystal clear sea, and captivating landscape that offers complete peace even during the summer. At the same time, rich gastronomy and wines from the best Croatian wineries will captivate your taste buds. Villa Incantesima is set on a 485 m2 plot and extends to 440 m2 of living space, elegantly distributed over 3 floors. The basement consists of an entertainment room with a pool table, a tennis table, a foosball table, lounge area with a TV and is ideal for gatherings with family and friends. A fully equipped gym is also situated on this floor. The open-concept ground floor consists of a modern kitchen equipped with high-end appliances, a dining room with a table for 12 people, and a spacious living room that opens to the covered terrace with a spectacular sea view through glass walls while the stairs lead to a sunbathing area with a swimming pool. There is also a whirlpool tub and a sauna on the ground floor for extra comfort. Internal stairs lead to the upper two floors, with 6 elegant bedrooms, each with a bathroom. The well-maintained Mediterranean garden and attractive swimming pool are ideal for soaking up the view and enjoying the refreshing natural ambiance, often complemented by picturesque sunsets. The villa also has secured parking spaces for several vehicles. Villa Incantesima is sold fully furnished and ready to move into. The perfect combination of a prestigious location by the sea and a pebble beach, quality construction, top-quality equipment, elegance, luxury facilities, proximity to Dubrovnik, and the international airport makes this villa ideal for all who want to enjoy an easy-going lifestyle by the sea. At the same time, it represents an exceptional and rare investment opportunity, especially considering the property's tourist potential.

## AMENITIES

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

