



# Villa Luminosa

HVAR

Croatia

Sotheby's

INTERNATIONAL REALTY

# Villa Luminosa



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



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



PRICE  
**0 €**



BATHROOMS  
**5**



ROOMS  
**4**

CONTACT  
**Ivana Marković**

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

Villa Luminosa is a luxury villa under construction located right by the sea on the southern side of the island of Hvar, one of Croatia's most sought-after destinations. It is positioned in a dominant seafront location and offers an exceptional blend of privacy, elegance, and breathtaking panoramic views. It is set on a plot of 780 m<sup>2</sup> and spans 330 m<sup>2</sup> of living space, elegantly distributed across three levels – basement, ground floor, and first floor. Villa Luminosa stands out with its modern architecture, exuding simplicity and elegance, characterized by clean lines and expansive glass surfaces that frame the views of the sea and nature. Designed to blend seamlessly with its Mediterranean surroundings, villa Luminosa offers an open and airy feel, perfectly connecting the interior with the outdoor space. The interior complements the exterior landscape perfectly, creating a harmony between architecture, living space, and pristine nature. Every corner of this villa is thoughtfully designed to provide ultimate comfort and an authentic seaside living experience. The basement features two spacious storage rooms and a laundry area. The open-concept ground floor consists of an entrance hall, kitchen, dining area, living room, pantry, guest toilet, and a TV room with bathroom, which can be converted into an additional bedroom. From the living room, there is access to a spacious terrace with a pool and sunbathing area – an ideal spot for relaxation with mesmerizing sea views. The first floor includes three en-suite bedrooms with wardrobes and stunning sea views, two of which open onto a private terrace. The villa also includes parking for two vehicles. Currently in the concrete construction phase, Villa Luminosa is expected to be completed by summer 2026. The price includes a fully equipped and furnished villa, and future owners have the opportunity to participate in the interior design, customizing it to their personal preferences and style. This unique property offers a rare opportunity to invest in a luxury villa that combines top-tier comfort, elegance, and unforgettable sea views. Ideal as an escape from everyday life, a prestigious summer destination, or as an investment with great potential in tourist rentals, Villa Luminosa is a perfect oasis for those seeking tranquility, luxury, and a leisurely lifestyle by the sea on the most beautiful island of the Adriatic.

## AMENITIES

Balcony ✓    Furnished ✓    Garden ✓    Parking ✓    Pool ✓    Sauna ✓    Seafront ✓    Seaview ✓    Terrace ✓

