



# Villa Modesta

SPLIT

Croatia

Sotheby's

INTERNATIONAL REALTY

# Villa Modesta



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



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



PRICE  
**1.200.000 €**



BATHROOMS  
**6**



ROOMS  
**4**

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Villa Modesta is a newly built modern property located near the city of Split, which stands out for its many natural beauties, tourist attractions and facilities, and rich cultural and historical heritage. It is located on a plot of 365 m<sup>2</sup> and includes a living space of 300 m<sup>2</sup> spread over four floors. With its contemporary design and modern interior, emphasized by top equipment, Villa Modesta provides a high standard of living. Every detail has been meticulously thought out, resulting in this first-class property with a unique sea view. The spacious basement comprises a large storage room and technical room. The elegant open concept ground floor is equipped with underfloor heating and consists of a modern and fully equipped kitchen, dining room, spacious living room with a fireplace and guest toilet. Glass walls open the interior to a carefully designed outside space with a terrace, swimming pool with sun deck and shower, summer kitchen with dining area, lounge area and toilet. There is a garage for two vehicles and two outdoor parking spaces on the ground floor. Internal stairs lead to the first floor, where four luxury bedrooms are located, each with a bathroom and a balcony. They are decorated in neutral and soothing tones providing an immediate sense of well-being and relaxation. The top floor comprises a spacious room currently used as a gym with direct access to the roof terrace with a whirlpool tub and enchanting views of the sea and Split. This luxuriously designed and modern villa full of natural light and carefully selected details provides maximum functionality and absolute comfort. Beautiful and peaceful environment, panoramic views of Split, sea and the islands, high standard of construction, luxurious interior and many facilities and proximity to the sea and pebble beaches make Villa Modesta an ideal property for all those who want to enjoy Mediterranean lifestyle all year round without compromising quality or comfort. Still, at the same time, it has excellent potential as a tourist rental property.

## AMENITIES

Balcony ✓

Energy certificate ✓

Fitness area ✓

Furnished  
Terrace ✓

Garden ✓

Parking ✓

Pool ✓

Seaview ✓



