



# Villa Sea Breeze

MURTER

Croatia

Sotheby's

INTERNATIONAL REALTY

# Villa Sea Breeze



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



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



PRICE  
**1.500.000 €**



BATHROOMS  
**4**



ROOMS  
**3**

CONTACT  
**Ivana Marković**

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

Villa Sea Breeze is a modern villa located in an exclusive spot right by the sea on the island of Murter. Newly built and fully equipped, this luxurious villa with a private pool offers spectacular sea views from almost every corner. Set on a 350 m<sup>2</sup> plot, the villa spans 175 m<sup>2</sup> of living space, elegantly distributed over two floors, offering the perfect balance between functionality and aesthetics. The open-concept ground floor features a modern and fully equipped kitchen, dining area, and a spacious living room. This space seamlessly connects with the outdoor area thanks to large glass walls, providing flawless interior and exterior integration and an unforgettable sea view. On this floor, there is also a small wardrobe and a guest toilet, which make the space both functional and comfortable. On the first floor, there are three luxurious bedrooms, each with a wardrobe, en-suite bathroom, and spectacular sea views. The villa is furnished with high-end furniture, with attention to every detail. The air-conditioned spaces, with heating and cooling options and underfloor heating in the bathrooms, ensure comfort throughout the year. The outdoor area is beautifully landscaped with Mediterranean plants and stone-paved sections. Along with the pool and sunbathing area, the garden is perfect for relaxation and enjoyment. The villa has two outdoor parking spaces, and all necessary amenities for a comfortable vacation or permanent residence are within walking distance. The nearest airport is just an hour's drive away. Villa Sea Breeze is ideal for admirers of modern architecture, luxurious interiors, and a unique seaside location. At the same time, it represents an excellent investment opportunity with great potential in tourist rentals. Two villas are available (semi-detached), with the possibility of purchasing a single villa or both together.

## AMENITIES

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

