



# Villa Velmaris

PRIMOŠTEN

Croatia

Sotheby's  
INTERNATIONAL REALTY

# Villa Velmaris



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



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



PRICE  
**3.300.000 €**



BATHROOMS  
**5**



ROOMS  
**4**

CONTACT  
**Ivana Marković**

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

Located in an exceptionally attractive setting near Primošten, Villa Velmaris is an outstanding contemporary residence that seamlessly combines architectural elegance, complete privacy, and breathtaking panoramic sea views. Surrounded by pristine nature and a quintessential Mediterranean landscape, this property offers a rare balance of refined luxury and absolute tranquility. Set on an impressive 6,860 m2 plot, the villa spans 470 m2 of meticulously designed interior space across two levels, offering an ideal balance of elegance, functionality, and modern design. Every detail is thoughtfully curated to support a contemporary lifestyle in seamless connection with the natural environment. The open-plan living area features a spacious lounge, a fully equipped modern kitchen with an island, and an elegant dining area. Thanks to expansive floor-to-ceiling glass walls, the interior seamlessly extends to the beautifully landscaped outdoor areas, creating a fluid connection between indoor and outdoor living. The exterior is designed as a true Mediterranean oasis: a generous terrace with a heated swimming pool and sunbathing area, a lounge zone for relaxation, an outdoor dining space, and a summer kitchen with a barbecue. Additional comfort is provided by two outdoor guest toilets and an outdoor shower, enhancing the overall open-air living experience. On the same level, the villa offers a sauna and an indoor jacuzzi with open views of the sea and surrounding nature, a dedicated entertainment area with a billiard table, a lounge zone, a bar, and a gym. The property comprises four spacious bedrooms, each with its own en-suite bathroom and access to a balcony with captivating panoramic sea views. Additional features include a garage and a laundry room. The entire estate is further enriched by untouched natural surroundings and an olive grove with approximately 80 olive trees, enhancing the authentic Mediterranean character of this exceptional residence. For a luxurious, completely private stay in one of the most beautiful parts of the Dalmatian coast, Villa Velmaris offers a perfect fusion of contemporary architecture, natural surroundings, and timeless elegance. It is an ideal retreat for relaxation and enjoyment of the beauty of the Croatian Adriatic, while also offering an exceptional investment opportunity with strong potential in the high-end tourism rental market.

## AMENITIES

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

