



# Villa Ventura

MAKARSKA

Croatia | Sotheby's  
INTERNATIONAL REALTY

# Villa Ventura



**LIVING AREA**  
**300 m2**



**PLOT SIZE**  
**380 m2**



**PRICE**  
**1.150.000 €**



**BATHROOMS**  
**5**



**ROOMS**  
**4**

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Villa Ventura is located on the Makarska Riviera, otherwise known for its numerous coastal places adorned with beautiful pebble beaches on one side, and the mountain Biokovo, as a proud guardian on the other. It is located just 70 meters from the sea which gives it a view of the endless blue from all floors. The villa is equipped with the most luxurious materials. The entrance to the villa is paved with Semmelrock slabs, and also serves as a parking lot. There is space for upgrading the garage, at the request of future owners. Outside stairs lead to the middle floor of the villa or the ground floor. The front door, like all other exterior doors of the house, is Hormann. In front of the entrance, there is a grill area with an outdoor dining area. The ground floor consists of a living room and a double bedroom with its own internal open bathroom with bathtub. The living area contains a guest toilet, a living room equipped with Natuzzi furniture which is warmed by a fireplace, and a beautiful wooden table console with a stone base which is the work of the owner personally. The dining room is decorated with a handmade wooden table with modern chairs, and the kitchen, open type, with an island, is fully equipped with AEG appliances. The kitchen, in addition to the hood, has additional ventilation, which is also passed through the entire villa. From the living room, through the glass walls that completely eliminate external noise, you can exit to a beautiful, spacious balcony, which downwards offers a view of the pool, and in the distance a view of the sea. The balcony is equipped with outdoor lounge furniture. The villa is air-conditioned with a system of fan coils that allow the temperature to be maintained inside the room, despite the open glass walls, due to the creation of an air curtain. From the ground floor, as the center of the villa, the internal stairs lead to the spa area which opens onto a terrace with a sun deck. The pool is both outdoor and indoor, and the structure that divides it, is mobile, so it is fully open in summer and allows indoor swimming in winter. In addition, the pool is heated and has a massage system and electrolysis system. This area also features a Finnish sauna, an indoor shower, and a free-standing fireplace for a special atmosphere. The pool overlooks the sea. The living room floor is lined with Travertine stone as well as wide, beautifully lit stairs leading to the first floor. On the first floor, there are three bedrooms each with its own bathroom, two of which share a spacious balcony with a beautiful view. The dormitories are equipped with custom-made beds, built-in wardrobes, and stop sole curtains. Underfloor heating is carried out through heat pumps throughout the villa. Each floor of the villa has its own electrical cabinet as well as a heating and cooling s...

## AMENITIES

Balcony ✓

Furnished ✓

Parking ✓

Pool ✓

Seaview ✓

Terrace ✓



