

Villa

Marina, Dalmatia



Ref	RE-LB-IRO2115
Type	Villa
Region	Dalmatia › Trogir, Ciovo
Location	Marina
Front line	No
Sea view	Yes
Distance to sea	150 m
Floorspace	360 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	€ 2 500 000

This luxury villa is located just 150 meters from the sea and a beautiful pebble beach. It is only a 10-minute drive from the UNESCO city of Trogir and 400 meters from the yachting ACI Marina Agana. Nestled in a peaceful and quiet bay protected from strong winds, this villa is the ideal retreat for relaxation and escape from everyday life.

Spanning 360 m² over three floors—basement, ground floor, and first floor—the villa boasts four bedrooms, each with its own bathroom, accommodating up to eight guests. Every room is equipped with the latest design features and amenities.

In front of this outstanding villa, a spacious terrace features an outdoor heated infinity pool with stunning views of the sea and the city of Split. Additional amenities include an outdoor grill, gym, sauna, children's area, and fitness center.

The villa is equipped with top-of-the-line technical features:

- Hitachi air conditioners, combined with a heat pump, provide reliable cooling, floor heating, and air heating as needed.
- Bosch brand electric appliances and white goods in the kitchen and laundry, along with a Liebherr refrigerator with an ice maker.
- Philips last-generation TVs with Android systems and ambilight, with impressive screen sizes: 148 cm in the bedrooms and 176 cm in the living room.
- Sapphire video surveillance system.
- DCS brand alarm system with partial and complete security coverage.

The villa is surrounded by a meticulously landscaped Mediterranean garden, enhancing the feeling of luxury and relaxation.

Elegantly and modernly decorated both inside and out, the villa offers a perfect harmony between nature and contemporary design.

This villa is the perfect choice for those seeking luxury, comfort, and tranquility in a stunning Mediterranean setting.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

Price per m²:
6944 €

Average price/m² of this type
in this region:
5090 €

Median price/m² of this type
in this region:
5215 €

Average price/m² of this type
in Croatia:
4343 €

Median price/m² of this type
in Croatia:
3846 €

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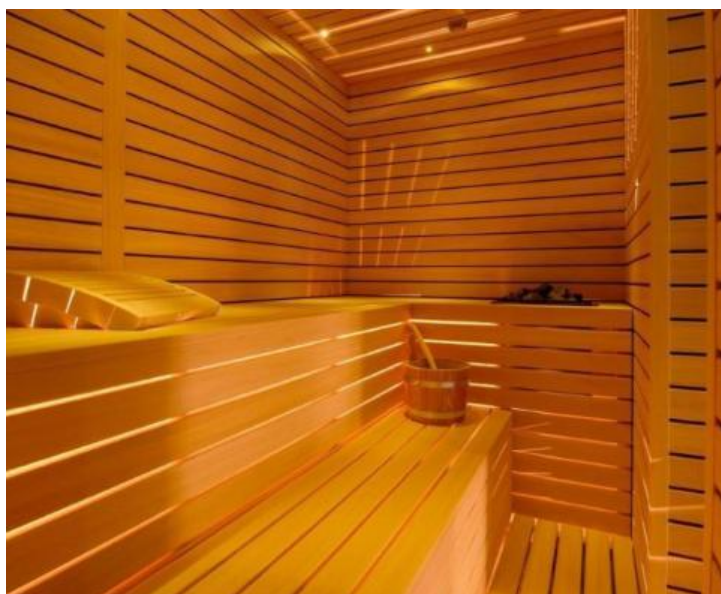
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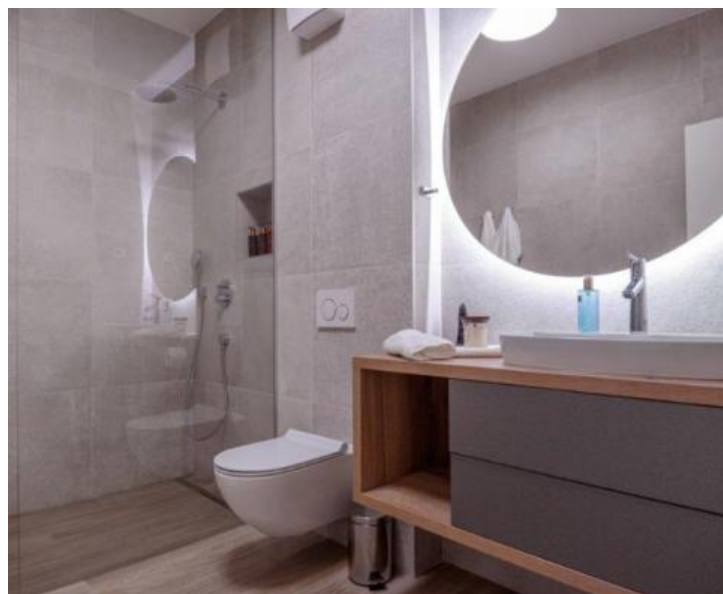
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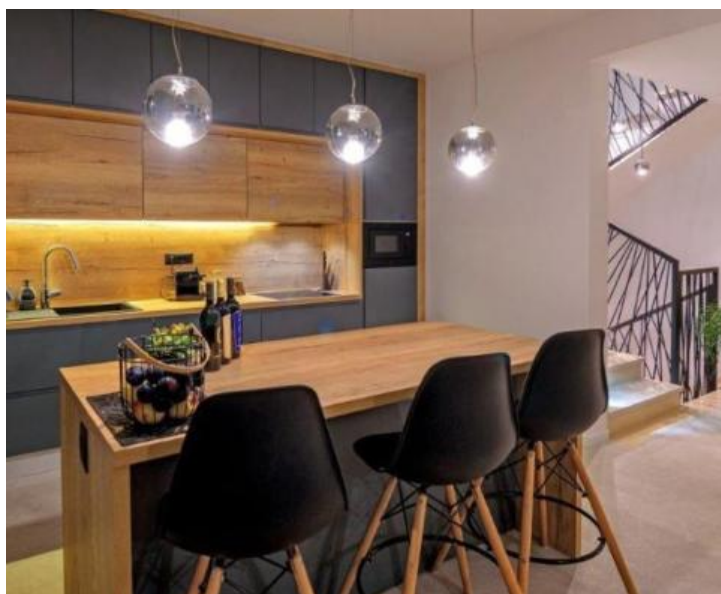
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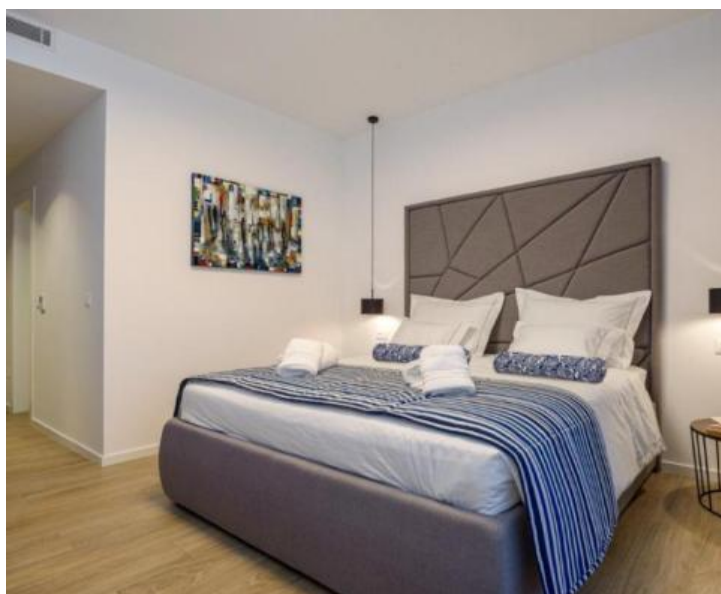
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