

# Villa

## Ciovo, Dalmatia



<b>Ref</b>	RE-LB-IRO1030
<b>Type</b>	Villa
<b>Region</b>	Dalmatia > Trogir, Ciovo
<b>Location</b>	Ciovo
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	50 m
<b>Floorspace</b>	326 sqm
<b>Plot size</b>	728 sqm

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<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	5
<b>Price</b>	€ 1 700 000

This architecturally unique, three-story villa is just 50 meters from the sea on the island of Čiovo, offering an open view of the crystal blue waters and the coastline of Trogir and Seget.

Čiovo island (now peninsula) is renowned for its hidden coves and beautiful beaches and is well connected to the mainland and the UNESCO town of Trogir by two bridges.

Split International Airport is just 13 km away.

Blending elegance with modern design, this villa seamlessly fits into its surroundings and is part of a luxurious complex of seven modern villas.

The villa sits on a 728 m<sup>2</sup> plot and has a living area of 326 m<sup>2</sup> across three floors.

The basement includes a bathroom, a laundry room, and a spacious 53 m<sup>2</sup> area perfect for a fitness center, wellness area, or winery, depending on the owner's preference. The ground floor features a dining room, kitchen, living room, bathroom, and storage room, along with a large terrace with a modern swimming pool and a garage for two cars. The first floor comprises four bedrooms, three additional bathrooms, and a spacious outdoor terrace with a wonderful sea view.

The bright, spacious rooms are finished with exclusive features, including 120x240 cm ceramic tiles, wooden floors, frameless interior doors, and large windows.

Carefully selected lighting complements the garden design, creating a special ambiance.

Elegant design, comfort, proximity to the sea, and excellent connections to numerous tourist centers in Dalmatia give this exceptional property great potential for tourism rental!

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 m<sup>2</sup>:  
5215 €

Average price/m<sup>2</sup> of this type  
in this region:  
5072 €

Median price/m<sup>2</sup> of this type  
in this region:  
5215 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4353 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3865 €

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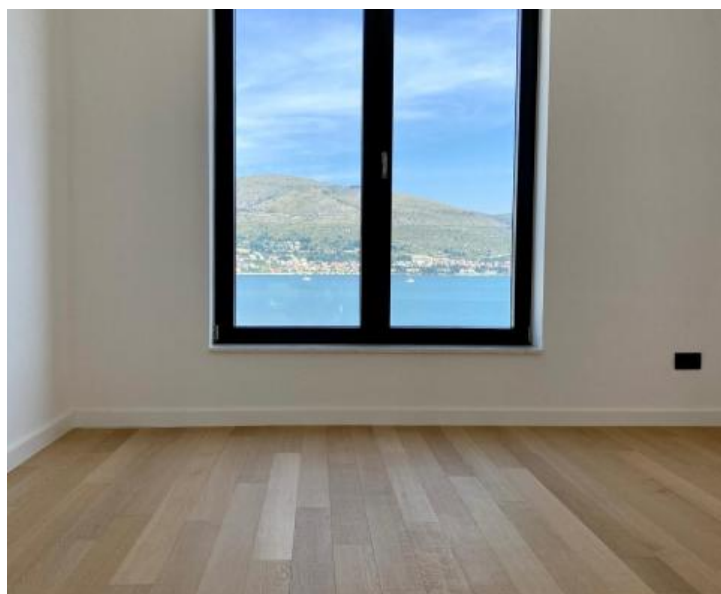
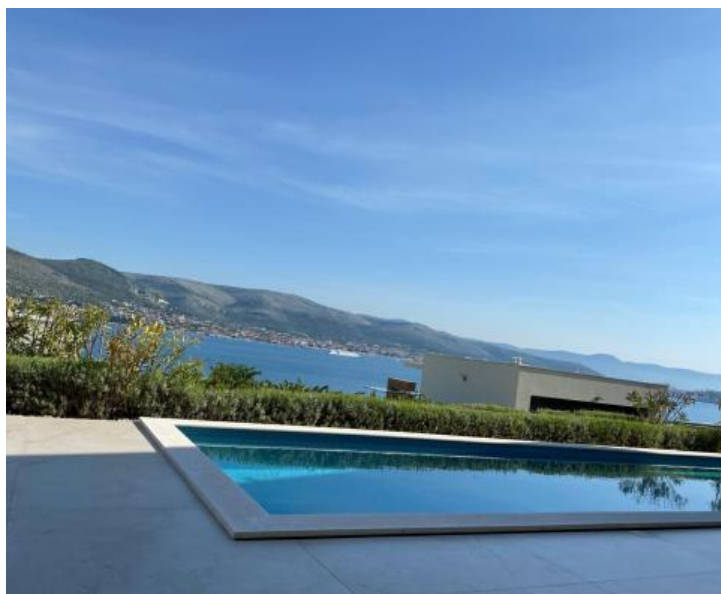


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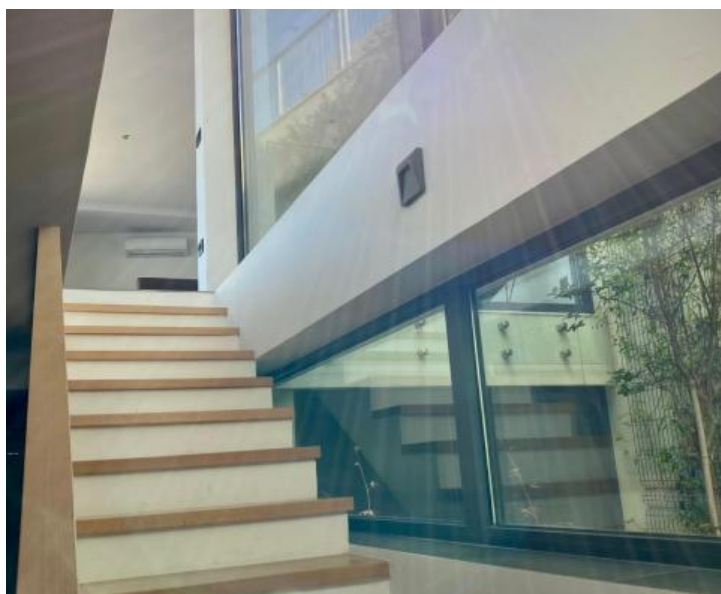
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