

House

Ciovo, Dalmatia



Ref	RE-LB-IRO2215
Type	House
Region	Dalmatia > Trogir, Ciovo
Location	Ciovo
Front line	No
Sea view	No
Distance to sea	1000 m
Floorspace	550 sqm
Plot size	537 sqm
Price	€ 470 000

Great opportunity for investors!

An attractive building of 550 sq.m. in the Rohbau phase is for sale on the island of Čiovo, situated on a spacious 537 m² land plot.

This property presents an excellent investment opportunity in a quiet and desirable area, just a 15-minute walk from the sea and the historic center of Trogir and cca. 1 km from the beaches.

The building comprises a ground floor and three additional floors, offering a total of five spacious apartments. The ground floor features two apartments, which can be combined into a single large unit or kept as two separate apartments. The upper three floors each house one apartment.

Each apartment spans 110 m² and includes three bedrooms, two bathrooms, a kitchen, a living room, a storage room, and two covered balconies. The building is designed with the option to install an elevator, enhancing its practicality, subject to permit amendment.

All apartments are southeast-facing, ensuring abundant natural light and providing beautiful views of Trogir from every floor.

Constructed to high standards, the building features reinforced concrete floors and roof, with brick exterior and interior walls. The property is legalized, with a Decision on the executed condition, and shows no signs of moisture or cracks, guaranteeing its stability and safety.

The building is fully equipped with water, electricity, drainage, and central heating installations. Its double access further enhances its appeal, making it an exceptional opportunity for investment or development according to the future owner's preferences.

The price refers to Roh-Bau stage.

It is an excellent investment!

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.

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Price per m²:
855 €

Average price/m² of this type
in this region:
4122 €

Median price/m² of this type
in this region:
2980 €

Average price/m² of this type
in Croatia:
2884 €

Median price/m² of this type
in Croatia:
2591 €

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