

# Apartment

## Ciovo, Dalmatia



<b>Ref</b>	RE-LB-IRO2326
<b>Type</b>	Apartment
<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>	300 m
<b>Floorspace</b>	95 sqm
<b>No. of bedrooms</b>	3

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**No. of bathrooms**

2

**Price**

€ 470 000

### **Luxury Penthouse with Breathtaking Sea Views on Čiovo Island!**

Nestled on the southern side of Čiovo Island, this stunning penthouse offers an enchanting sea view and is just 300 meters from the beach. Seamlessly blending modern design with the tranquil Mediterranean surroundings, this property boasts a net living area of 95.40 m<sup>2</sup>.

### **Property Highlights**

The penthouse is thoughtfully designed for comfort and practicality, featuring:

- A spacious living room with an open kitchen.
- An entrance hall and hallway.
- Three bedrooms and two stylishly appointed bathrooms.
- A storage room and a charming balcony.

### **Exclusive Roof Terrace**

The crowning feature is a 109 m<sup>2</sup> uncovered roof terrace, providing breathtaking panoramic views of the sea and nearby islands. Perfect for relaxing, entertaining, or savoring unforgettable sunsets.

### **Additional Amenities**

This residence ensures year-round comfort with underfloor heating and air conditioning. The complex also features a shared pool and an elevator, adding to the luxurious lifestyle on offer.

### **Construction Timeline**

The property is under development, with facade and screed work currently underway. Completion is scheduled for March 2025.

### **Investment Opportunity**

Whether you're seeking a serene seaside retreat or a lucrative investment in tourism, this property is an excellent choice.

### **Additional Penthouse Available**

Also available in the building is another penthouse with a net living area of 62.77 m<sup>2</sup>, priced at €370,000. This unit features:

- A spacious living room with an open kitchen.
- Two bedrooms and two bathrooms.
- A balcony and an uncovered roof terrace with spectacular views.

Don't miss the chance to own a piece of Mediterranean paradise.

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 m<sup>2</sup>:  
4947 €

Average price/m<sup>2</sup> of this type  
in this region:  
4342 €

Median price/m<sup>2</sup> of this type  
in this region:  
4204 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4486 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4167 €

# Apartment

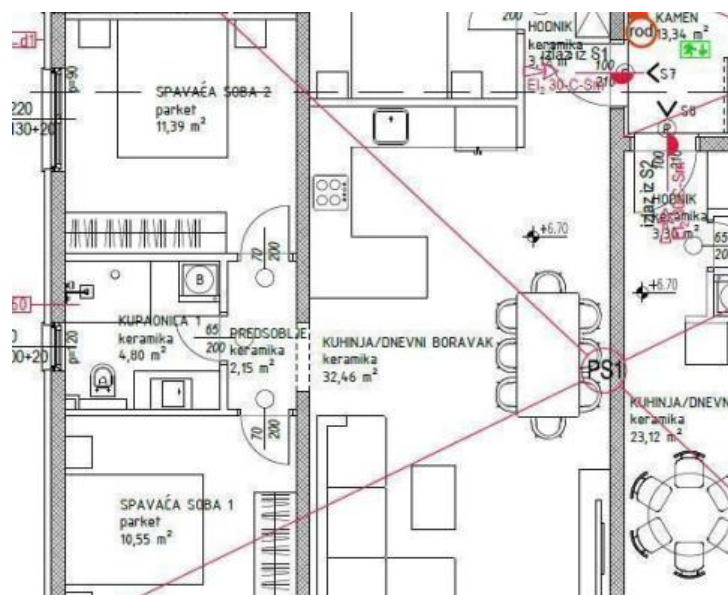
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NENATKRIVENA TERASA  
keramika  
70,40 m<sup>2</sup>

PRIPADAK STANA SB

• G.K.P. +11.75  
• D.K.P. +11.50

1145  
1180

