

Villa

Marina, Dalmatia



Ref	RE-LB-IRO2432
Type	Villa
Region	Dalmatia › Sibenik
Location	Marina
Front line	No
Sea view	Yes
Distance to sea	200 m
Floorspace	310 sqm
Plot size	515 sqm
No. of bedrooms	4
No. of bathrooms	3
Price	€ 780 000

Luxury Sea-View Villa for Sale in Marina - Stunning Location & Ultimate Privacy

This **stunning villa in Marina** boasts an **exclusive hilltop location**, offering **breathtaking panoramic sea views** and complete tranquility. Just **200 meters from the crystal-clear Adriatic Sea**, this exceptional property is ideal for relaxation, luxury living, or a profitable vacation rental.

Villa Highlights:

- **Living Space:** 310 m² across three floors
- **Land Area:** 515 m²
- **Bedrooms:** 4 | **Bathrooms:** 3
- **Private Heated Pool** with a **heat pump** and **counter-current swimming**
- **Spacious terraces with panoramic sea views**
- **Summer kitchen & two landscaped green areas**
- **Parking for 6 cars**
- **Prime location** - Only 12 km from **Trogir** and 20 km from **Split Airport**

Villa Layout & Features

Ground Floor:

- Two **separate rooms with private entrances**
- **Studio apartment** for guests or rental income
- **Storage room & boiler room**

First Floor:

- **Modern kitchen**, dining area, and spacious living room
- Direct access to a **terrace with a pool and sunbathing area**
- **Bedroom with private terrace access**
- **Shared bathroom**

Second Floor:

- **Two spacious bedrooms**, each with **access to a sea-view terrace**
- **Elegant shared bathroom**

Luxury Outdoor Space & Amenities

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- **Heated pool** for year-round enjoyment
- **Private sunbathing area with breathtaking views**
- **Two lush green areas** for relaxation
- **Summer kitchen - perfect for outdoor dining**
- **Secure parking for six vehicles**

Prime Location & Investment Potential

- **200m from the beach** - enjoy the Adriatic at your doorstep
- **Shops, restaurants, and amenities nearby**
- **Trogir (UNESCO site) - 12 km | Split Airport - 20 km**
- **High rental potential** - ideal for a luxury vacation home investment

This **exclusive villa in Marina** is a **rare opportunity** for those seeking **luxury, privacy, and stunning sea views**, all within easy reach of the vibrant cities of **Trogir and Split**.

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:
2516 €

Average price/m² of this type
in this region:
4949 €

Median price/m² of this type
in this region:
4371 €

Average price/m² of this type
in Croatia:
4347 €

Median price/m² of this type
in Croatia:
3859 €

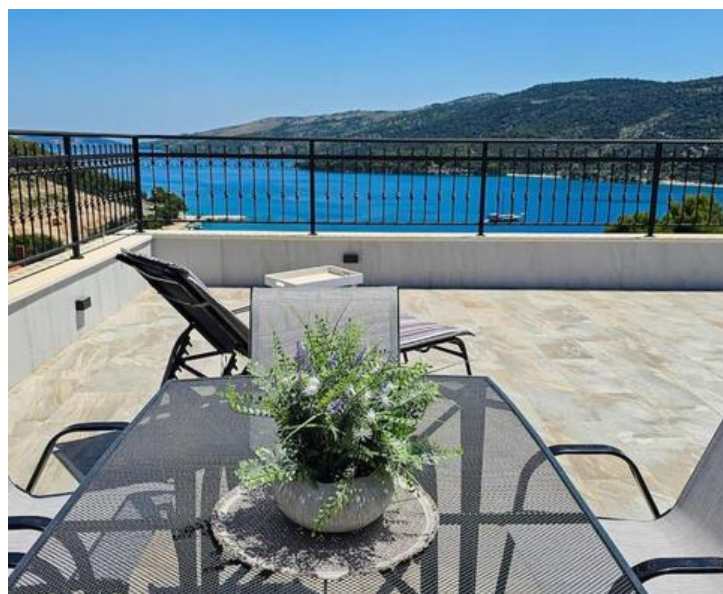
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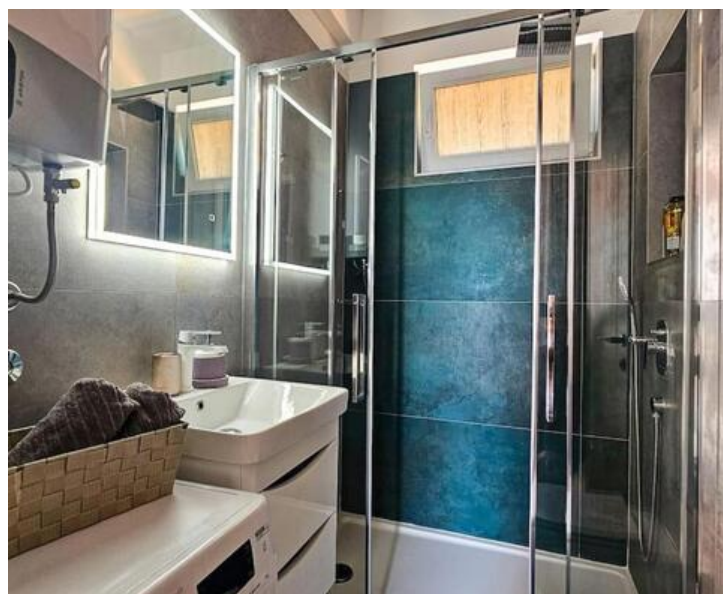
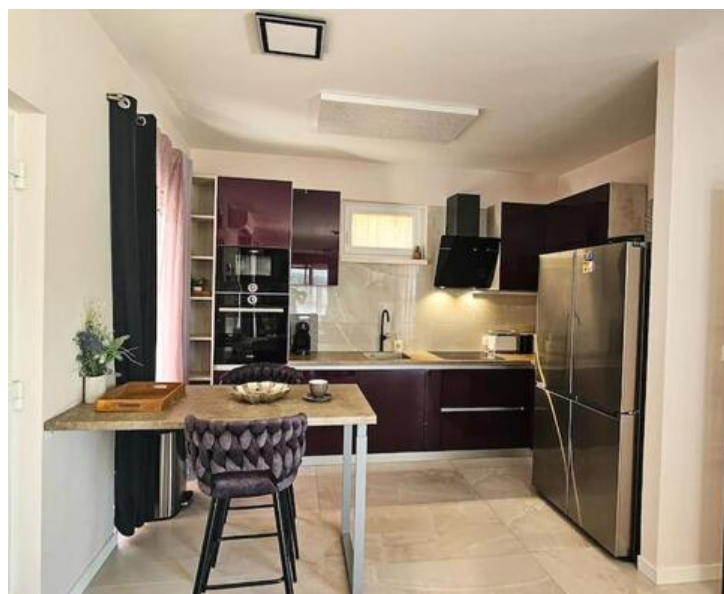
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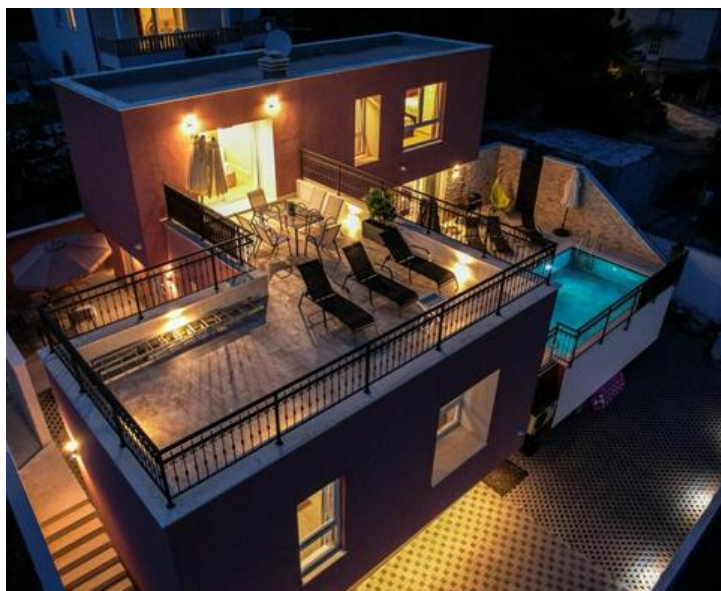
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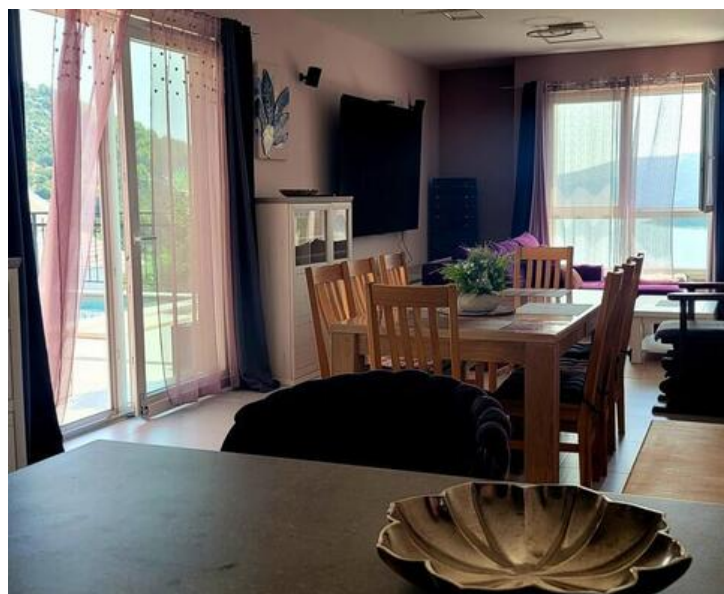
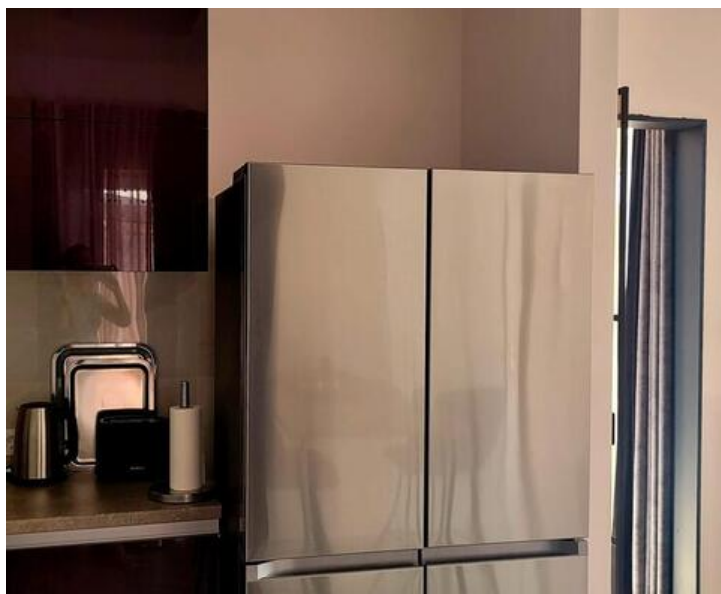
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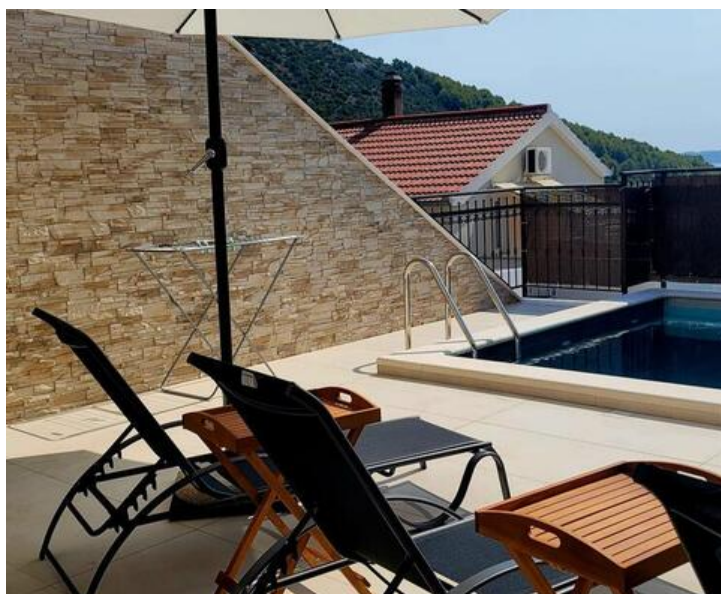
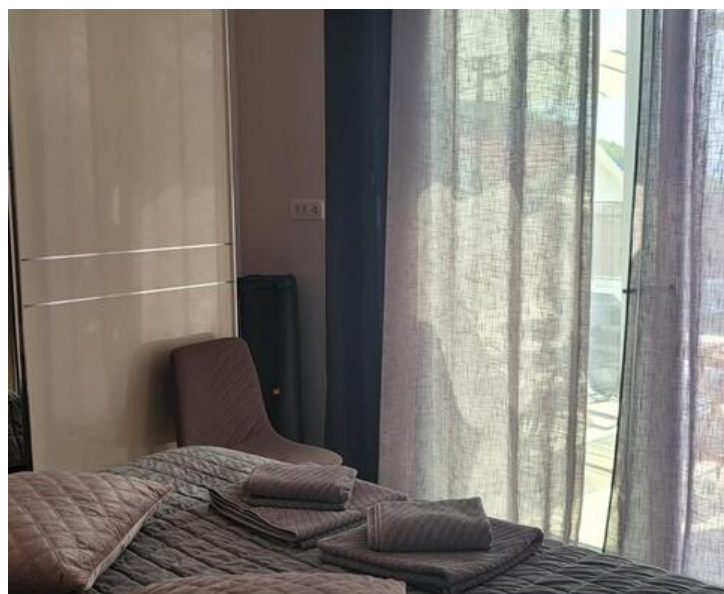
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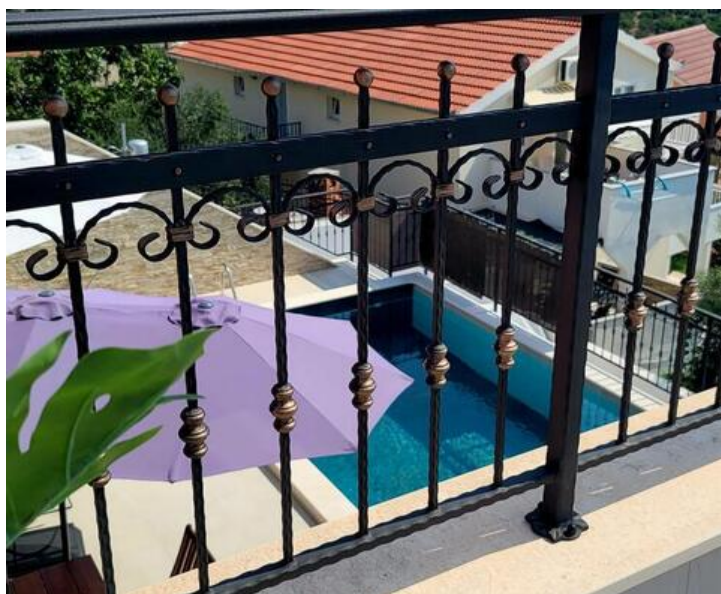
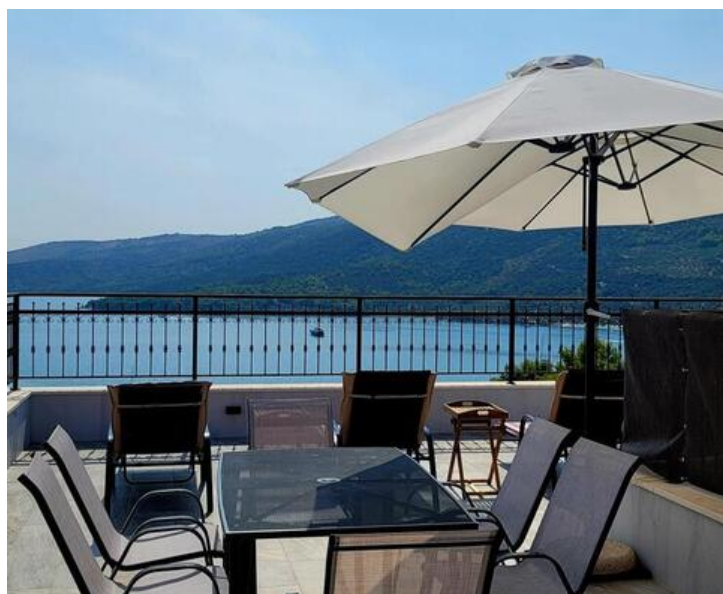
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