

# Villa

## Ciovo, Dalmatia



<b>Ref</b>	RE-LB-IRO2461
<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>	10 m
<b>Floorspace</b>	218 sqm
<b>Plot size</b>	630 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 1 350 000

Luxury Villa with Stunning Sea Views – Donji Okrug, Čiovo, 2d row to the sea!

This exceptional luxury villa is situated just steps from the sea in Donji Okrug on the island of Čiovo, which is connected to the mainland by a bridge and located near the UNESCO-listed city of Trogir.

The villa is part of an exclusive modern complex featuring nine luxury villas and a residential building with a pool. All villas are designed to provide uninterrupted sea views.

With the beach just 10 meters away, the property will also offer mooring spots for boats up to 25 meters in length.

Property details:

- Living area: 218 m<sup>2</sup>
- Plot size: 630 m<sup>2</sup>
- Layout: Open-concept interior spanning two levels

Ground floor:

- Entrance hallway
- Spacious living room with dining area and kitchen
- Guest WC
- Laundry room and storage room
- Gym

- Study/bedroom
- Hallway with wardrobe
- Large glass doors opening onto a spacious terrace with breathtaking sea views

### First floor:

- Three bedrooms
- Two walk-in wardrobes
- Two bathrooms (two bedrooms have en-suite bathrooms and wardrobes)
- All bedrooms have access to a balcony with a panoramic sea view

The villa is sold unfurnished, allowing the future owner to personalize the interior to their taste.

### Outdoor features:

- Large swimming pool with a sun terrace
- High-quality materials and energy-efficient appliances
- Heat pump for the pool
- Outdoor shower
- Solar power with battery storage
- Private road with a gated entrance

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- Garage and outdoor parking space

All construction is expected to be completed by December 2025, with occupancy planned upon completion.

Let me know if you'd like any further refinements!

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>:  
6193 €

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:  
4349 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3861 €



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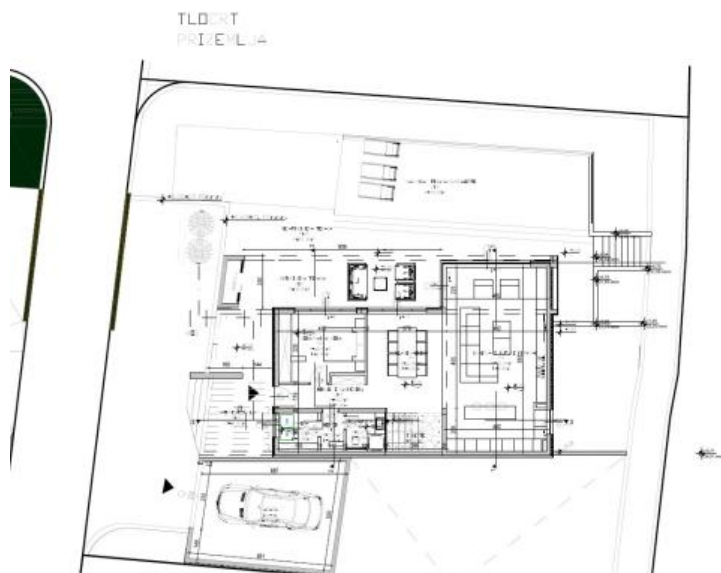
## Ciovo, Dalmatia



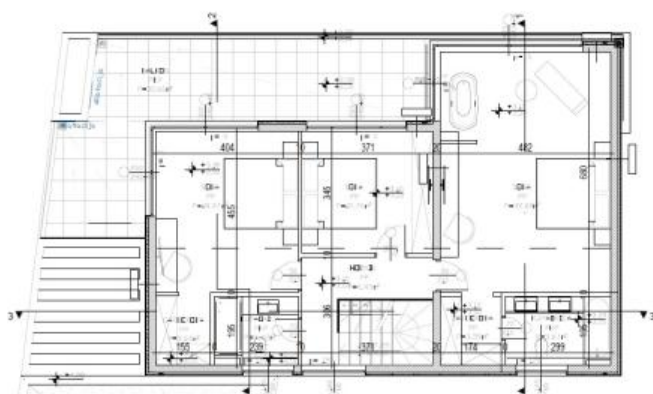


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TLOČRT 1.  
KATA





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