

# Villa

## Ciovo, Dalmatia



<b>Ref</b>	RE-LB-IRO1689
<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>	225 sqm
<b>Plot size</b>	433 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	5
<b>Price</b>	€ 1 550 000

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**Discounted! Price fell from 1 750 000 eur to 1 550 000 eur!**  
**Great villa, great location, great deal!**

Indulge in the splendor of this exquisite, contemporary villa, gracing an exclusive location 50 meters from the azure waters of the southern coast of Čiovo Island.

This luxurious villa boasts a generous living space of 225 square meters and is elegantly positioned on a 433-square-meter plot.

It comprises four floors seamlessly connected by internal stairs and an elevator, offering both convenience and accessibility.

The basement floor unveils a sanctuary of relaxation, featuring a sauna, a well-equipped gym, and a wine cellar, all complemented by a bathroom. Additionally, this level houses a versatile room that can serve as a laundry area and storage space. Step outside to discover an inviting outdoor haven, complete with a fireplace, a soothing jacuzzi, a sun-drenched terrace, and a 32-square-meter pool, all with mesmerizing sea views.

On the ground floor, three well-appointed bedrooms each enjoy their own private bathrooms, while one of them grants direct access to a balcony, creating a serene retreat for guests.

Ascending to the first floor, you'll encounter a gourmet kitchen, a spacious dining area, and an inviting living room that opens onto a balcony. This level also features a convenient guest toilet and a bedroom with an en-suite bathroom and a walk-in wardrobe, offering a luxurious living experience.

Crowning this architectural masterpiece is a sprawling 78-square-meter roof terrace, boasting breathtaking panoramic views of the surrounding beauty, islands and Adriatic sea.

On the northern side of the villa, a meticulously paved parking area accommodates a minimum of six cars, ensuring practicality and convenience.

With an abundance of natural light and a design that prioritizes functionality and comfort, each room and floor of this villa presents captivating vistas of the mesmerizing sea.

The thoughtful attention to detail has culminated in an elegant and modern property seamlessly integrated into the enchanting Mediterranean landscape.

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>:  
6889 €

Average price/m<sup>2</sup> of this type  
in this region:  
5090 €

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

Average price/m<sup>2</sup> of this type  
in Croatia:  
4345 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3846 €

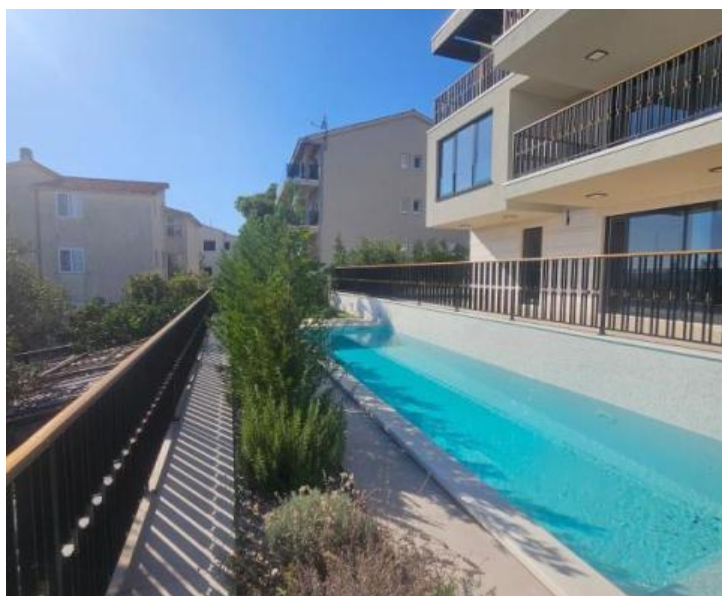
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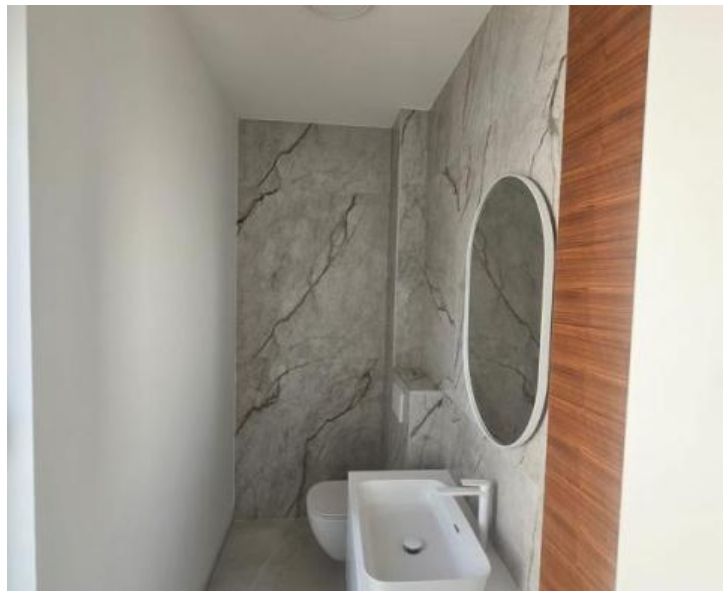
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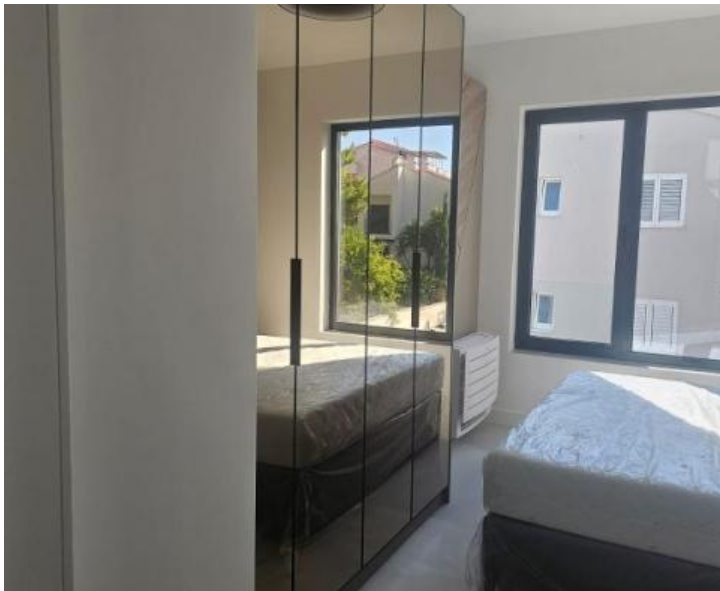
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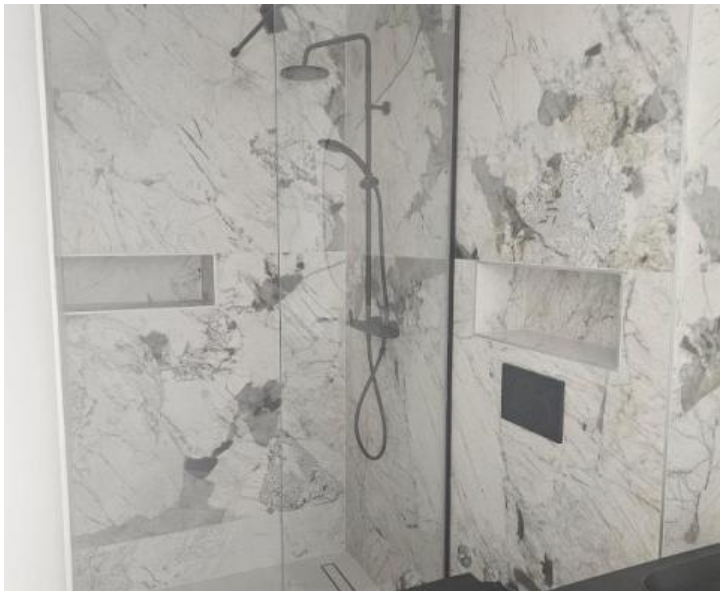
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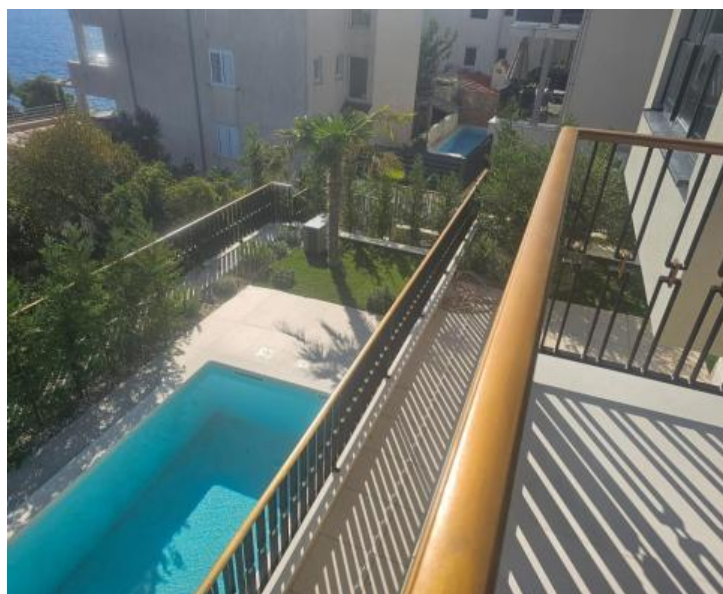
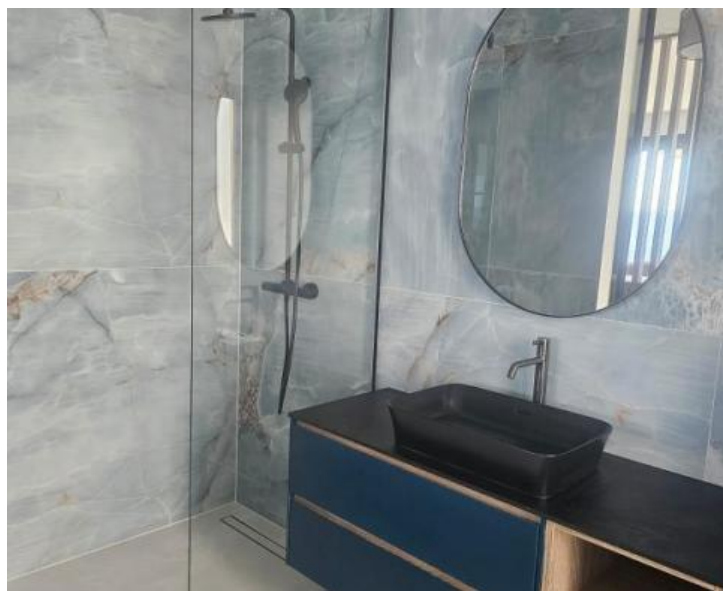
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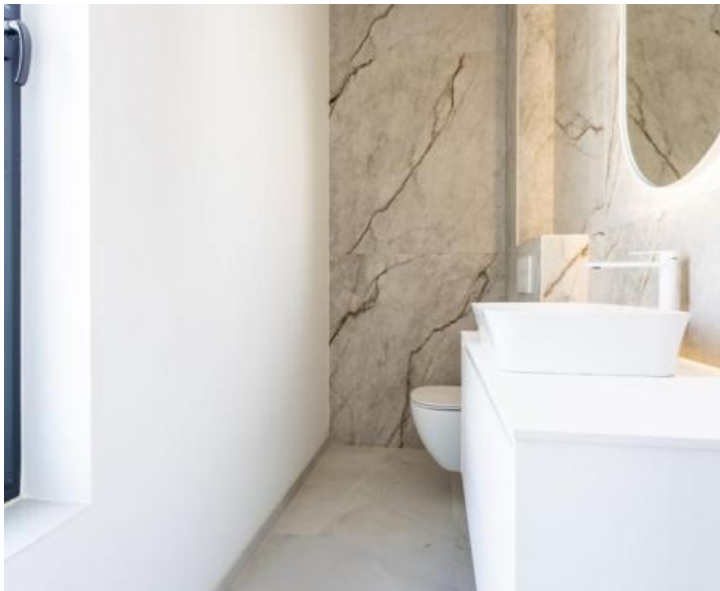
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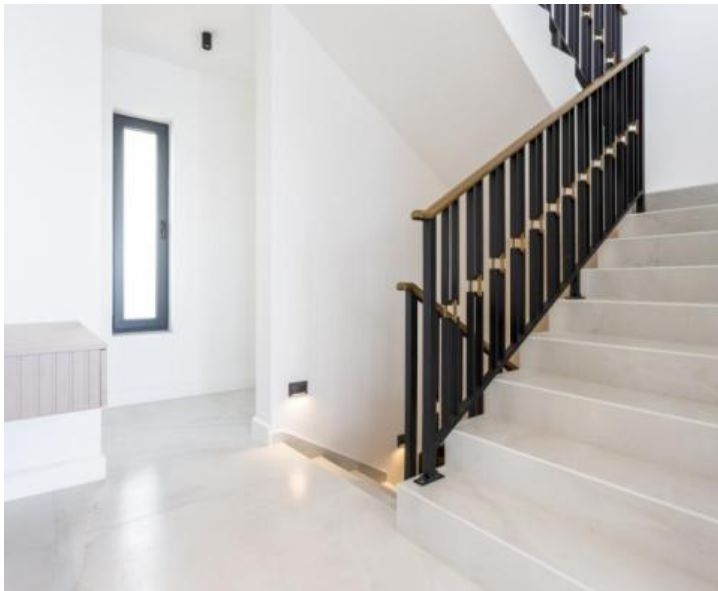
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