

# New development

## Ciovo, Dalmatia



<b>Ref</b>	RE-LB-IRO1900
<b>Type</b>	New development
<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>	200 m
<b>Floorspace</b>	90 sqm
<b>No. of bedrooms</b>	3

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**No. of bathrooms**

2

**Price**

€ 250 000

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A contemporary residential complex featuring a pool in a coveted location just 200 meters from the sea and the beach on the enchanting island of Čiovo, linked by a bridge to the UNESCO city of Trogir.

This appealing apartment is situated on the first floor of a newly constructed and stylish building. Spanning 90.90 m<sup>2</sup>, it comprises a hallway, kitchen/living room, three bedrooms, two bathrooms, and a balcony providing a delightful sea view.

The building, spanning four floors and hosting a total of six apartments, maintains a consistent arrangement on each floor with two three-room apartments. Basement units boast private gardens, while penthouses on the second floor enjoy expansive roof terraces.

A shared pool graces the front of the building, providing an ideal spot to cool off during warm summer days. Each apartment comes with its designated parking space.

Currently in construction, the anticipated completion date is July 1, 2024. The property's alluring location in proximity to pristine beaches and with a stunning view of the crystal-clear sea makes it an ideal choice for those who relish the Mediterranean ambiance. Moreover, it presents significant potential for lucrative tourist rentals.

Other available apartments within the building include:

- BASEMENT: S1, S2; 85.85 m<sup>2</sup>; featuring a hallway, kitchen/living room, three bedrooms, two bathrooms, covered terrace, and a 52 m<sup>2</sup> garden. PRICE: €270,000
- GROUND FLOOR: S3, S4; 90.90 m<sup>2</sup>; offering a hallway, kitchen/living room, three bedrooms, two bathrooms, and a balcony. PRICE: €250,000
- 1ST FLOOR: S5; 90.90 m<sup>2</sup>; comprising a hallway, kitchen/living room, three bedrooms, two bathrooms, and a balcony. PRICE: €250,000
- 2ND FLOOR: S7, S8; 116 m<sup>2</sup>; featuring a hallway, kitchen/living room, three bedrooms, two bathrooms, balcony, and a 102 m<sup>2</sup> roof terrace. PRICE: €500,000.

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>:  
2778 €

Average price/m<sup>2</sup> of this type  
in this region:  
4045 €

Median price/m<sup>2</sup> of this type  
in this region:  
3598 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4266 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3988 €

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