

# Apartment

## Ciovo, Dalmatia



<b>Ref</b>	RE-LB-IR01926
<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>	250 m
<b>Floorspace</b>	222 sqm
<b>No. of bedrooms</b>	4

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**No. of bathrooms**

2

**Price**

€ 604 418

Situated just 350 meters from the sea on the island of Čiovo, this luxurious residential building enjoys an exceptional location. It offers proximity to the beach and the convenience of accessing the cities of Trogir (10 minutes) and Split (25 minutes), as well as the opportunity to explore the cultural-historical heritage route.

The elegant building, surrounded by Mediterranean gardens and promenades, comprises a ground floor and three floors, featuring a total of 16 apartments.

Each apartment and the ground floor come with a terrace, while the first floor offers private gardens where residents can customize the space with amenities like Jacuzzis, deckchairs, electric grills, and more.

Penthouse in offer has total area of 222 sq.m. with 4 bedrooms, 2 bathrooms, spacious salon with kitchen and terrace. It benefits magnificent sea views.

Emphasizing spaciousness, comfort, and luxury in its design, the apartments are well-lit and airy. Private terraces provide unobstructed views of the sea and the sunrise. The construction will utilize high-quality materials and modern technology, complemented by energy-efficient systems.

The building's surroundings adhere to high standards, with a common garden for apartment owners. Video surveillance ensures safety, and the building includes 12 garage parking spaces and 7 outdoor spaces, all equipped with electric charging stations. An elevator provides access from the underground garage to individual apartments.

The completion date is set for September 1, 2025. Apartment prices are as follows:

### GROUND FLOOR

- S1: 50 m<sup>2</sup> + covered terrace 16 m<sup>2</sup> + uncovered terrace 13 m<sup>2</sup> + garden 90 m<sup>2</sup> WEST €265,127
- S2: 34 m<sup>2</sup> + uncovered terrace 22 m<sup>2</sup> + garden 15 m<sup>2</sup> WEST €178,648 (RESERVED)
- S3: 59 m<sup>2</sup> + covered terrace 37 m<sup>2</sup> + uncovered terrace 56 m<sup>2</sup> SOUTH €308,938
- S4: 58 m<sup>2</sup> + covered terrace 12 m<sup>2</sup> + garden 36 m<sup>2</sup> SOUTH €239,950

### FIRST FLOOR

- S5: 60 m<sup>2</sup> + covered terrace 17 m<sup>2</sup> WEST €241,203
- S6: 34 m<sup>2</sup> + loggia 5 m<sup>2</sup> WEST €166,195
- S7: 59 m<sup>2</sup> + covered terrace 22 m<sup>2</sup> SOUTH €245,665
- S8: 38 m<sup>2</sup> + covered terrace 13 m<sup>2</sup> SOUTH €178,180
- S9: 17 m<sup>2</sup> EAST €94,234

### SECOND FLOOR

- S10: 32 m<sup>2</sup> + covered terrace 4 m<sup>2</sup> EAST €145,173
- S11: 69 m<sup>2</sup> + loggia 9 m<sup>2</sup> + covered terrace 7 m<sup>2</sup> + uncovered terrace 8 m<sup>2</sup> WEST €256,510
- S12: 59 m<sup>2</sup> + covered terrace 21 m<sup>2</sup> SOUTH €239,666

- S13: SOLD

### THIRD FLOOR

- S14: 60 m2 + covered terrace 16 m2 + roof terrace 76 m2 WEST €369,306
- S15: 93 m2 + loggia 5 m2 + covered terrace 21 m2 + roof terrace 101 m2 SOUTH €604,418
- S16: 64 M2 + covered terrace 12 m2 + roof terrace (details incomplete)

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>:  
2723 €

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 €



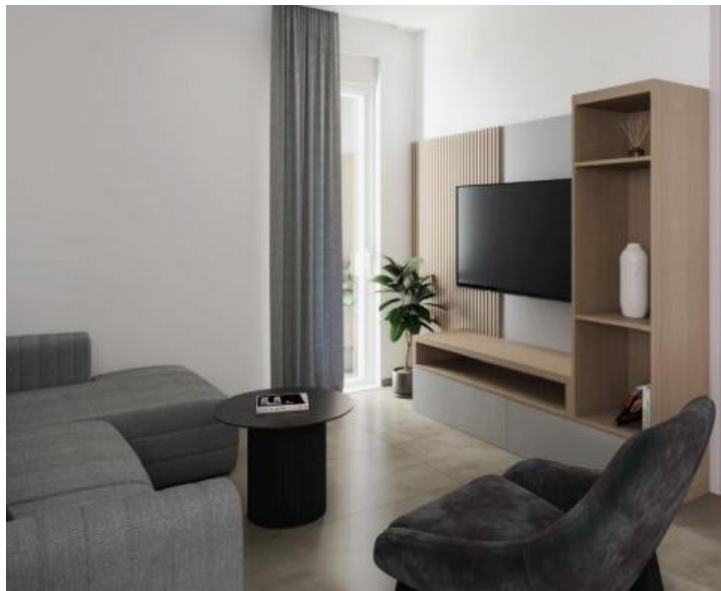
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