

Villa

Trogir, Dalmatia



Ref	RE-LB-IRO1461
Type	Villa
Region	Dalmatia › Trogir, Ciovo
Location	Trogir
Front line	Yes
Sea view	Yes
Distance to sea	20 m
Floorspace	247 sqm
Plot size	400 sqm
No. of bedrooms	5
No. of bathrooms	4
Price	€ 1 400 000

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Stunning villa on the 1st row to the sea, located just 20 meters from the sea opposite high class yachting marina, a picturesque town only 15 km from the UNESCO World Heritage site of Trogir. The villa is conveniently situated 10 km from Split International Airport.

The villa boasts a generous living space of 247m² spread across three levels. The ground floor houses a spacious living room, while the upper two floors feature four bedrooms, each with its own bathroom, and an additional bedroom without an en-suite. All bedrooms are sea-facing, offering balconies with captivating views of the nearby marina and town. A sauna and a compact gym are also located on the first floor.

The interior of the villa is elegantly furnished with bespoke mahogany-style furniture, complemented by a kitchen crafted from high-quality htastovina. Every piece of furniture is meticulously handmade.

Outside, the villa is surrounded by a charming 400 m² garden enclosed by a rustic stone wall and a beautifully crafted wrought iron fence. Within this serene garden, you'll find a covered barbecue area and a spacious infinity pool with sunbeds, creating the perfect setting for enjoying warm summer evenings.

This remarkable property is a true sanctuary for those seeking tranquility and represents an excellent choice for a holiday home or a lucrative investment in the tourism sector!

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:
5668 €

Average price/m² of this type
in this region:
5533 €

Median price/m² of this type
in this region:
5751 €

Average price/m² of this type
in Croatia:
7971 €

Median price/m² of this type
in Croatia:
6667 €

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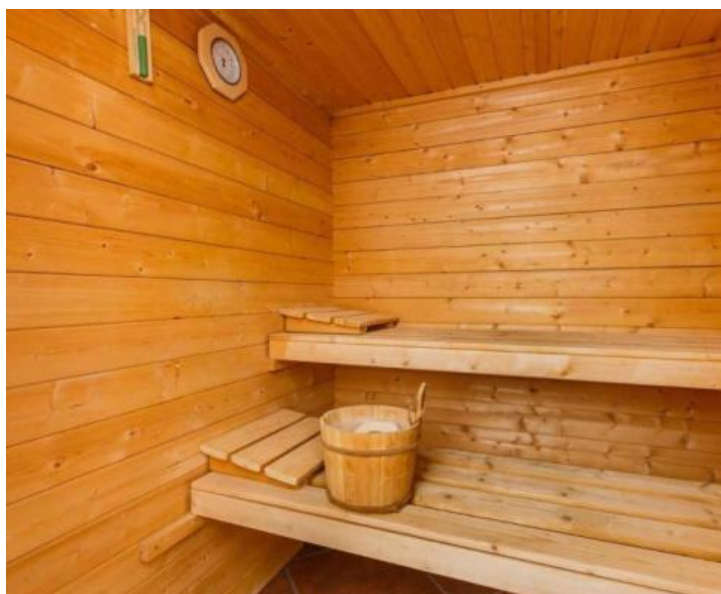
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