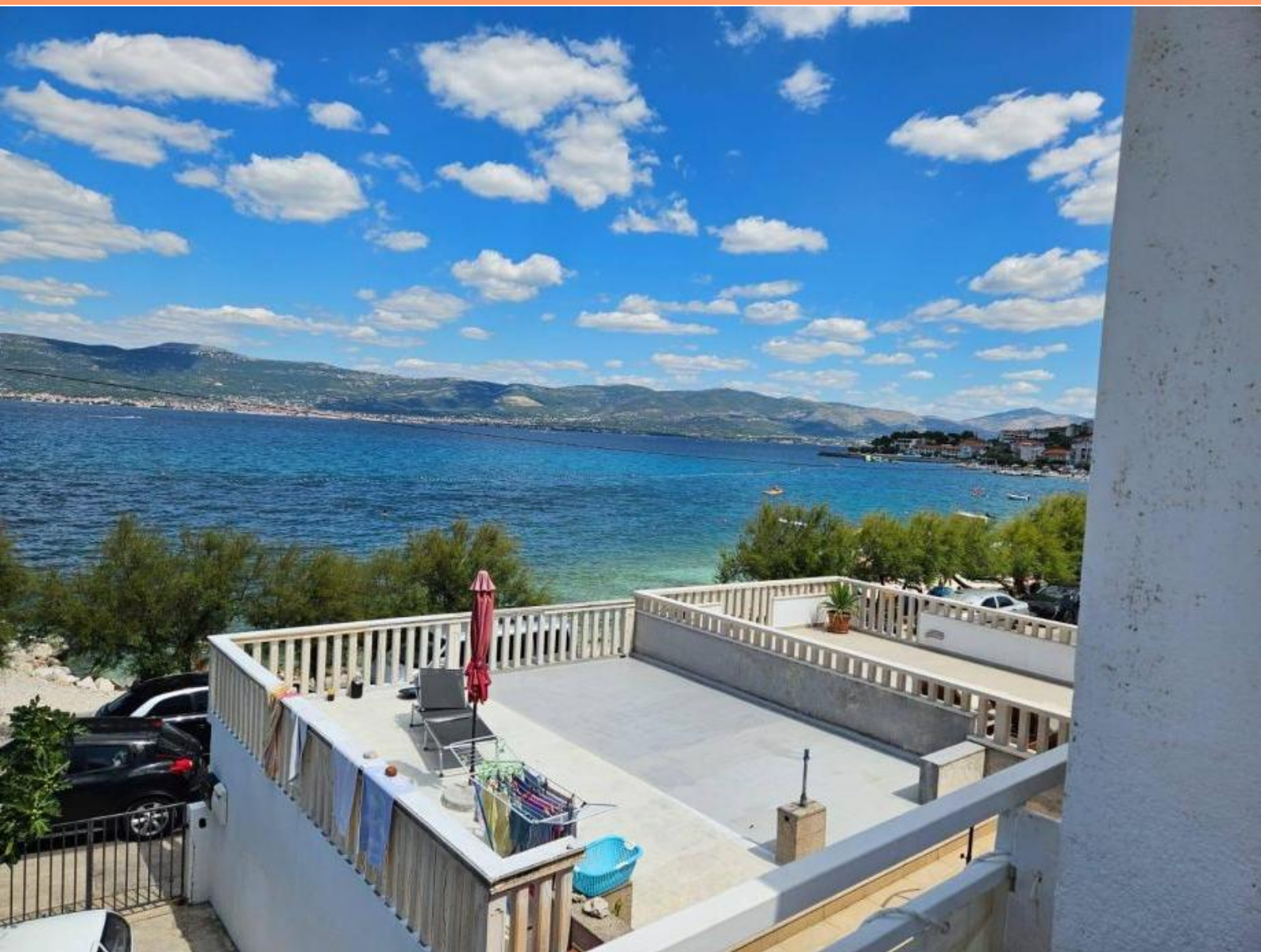


Villa

Ciovo, Dalmatia



Ref	RE-LB-IRO2029
Type	Villa
Region	Dalmatia › Trogir, Ciovo
Location	Ciovo
Front line	Yes
Sea view	Yes
Distance to sea	10 m
Floorspace	300 sqm
Plot size	380 sqm

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No. of bedrooms	6
No. of bathrooms	4
Price	€ 990 000

In the distinguished locale on the island of Čiovo, stands a residence of grandeur beside a pristine pebble beach and crystalline waters.

This capacious abode, spanning 300 m², is divided into two distinct apartments, each exuding its own unique allure and comfort.

The ground-floor apartment boasts a spacious living room seamlessly integrated with the kitchen, and three generously proportioned bedrooms. Step out onto the expansive terrace to behold a breathtaking vista of the sea—a sanctuary of serenity and repose.

Ascending to the first floor, you'll find a fully furnished apartment offering the same level of comfort with the added elegance of luminous glazed windows in the living area, flooding the space with natural light and offering a sweeping panoramic sea view.

The property further boasts a basement with ample storage spaces, ideal for crafting a wine cellar or accommodating boats and scooters.

Built in 1975, it is perfectly maintained in a great condition.

Two remote-controlled garages ensure secure parking for vehicles, with additional space for two more cars within the yard of 380 sq.m..

The verdant garden, adorned with two summer kitchens and paved terraces, sets a perfect stage for alfresco gatherings. Beyond the residence lies the potential for a secluded private swimming pool, shielded from prying eyes, for ultimate relaxation.

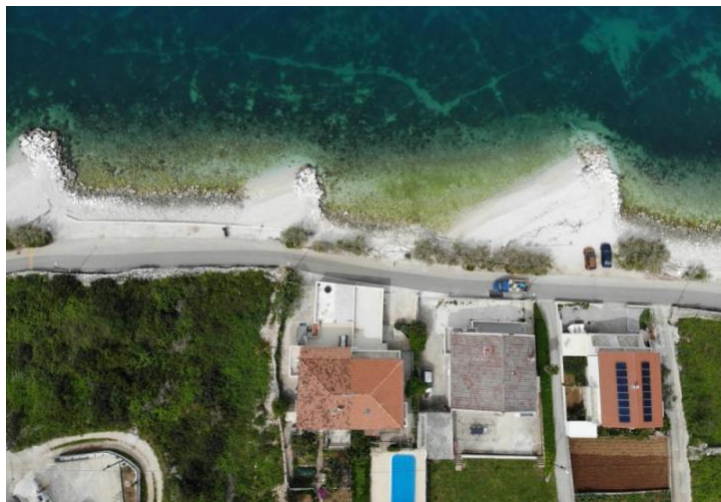
Its proximity to shops, cafes, and other amenities makes this property a prime candidate for rental to tourists.

Seize this exceptional opportunity to acquire a seaside residence in one of Čiovo's most prestigious locations.

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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