



139 m<sup>2</sup> Okrug Donji, Croatia 1 459 778 EUR / 35 385 019 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Veronika Pecková**

PROJECT MANAGER

[veronika.peckova@luxent.cz](mailto:veronika.peckova@luxent.cz)

+420 771 255 255

Order number	<b>N7791</b>	Price	<b>1 459 778 EUR / 35 385 019 CZK</b>
Address	<b>Okrug Donji, Croatia</b>	Type	<b>Apartments</b>
Disposition	<b>4 + kitchenette</b>	Usable area	<b>139 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>1st floor</b>
Terrace	<b>Yes</b>		

## About real estate

We offer for sale a luxurious two-story apartment with its own garden and swimming pool, situated in the first line by the sea in the attractive location of Okrug Donji. The property is located directly by the sea and offers beautiful views and direct access to the coast. Thanks to its north, south, and west orientation, it is perfectly set in the Mediterranean environment. The apartment is part of a smaller residential building with four units and access from the north side, offering a completely well-designed space for living, rest, and relaxation.

The apartment, with a total area of 138.79 m<sup>2</sup>, is connected by an internal staircase and elevator and is located on the ground floor and first floor of the building. The ground floor consists of an open living space with a kitchen, dining room, and living room, which naturally connects to the outdoor area with a terrace and garden. There is also a toilet and access to the staircase. Upstairs, there is a hallway, laundry room, three bedrooms, and two bathrooms.

A great advantage of this property is the extensive outdoor area of 218.72 m<sup>2</sup>, which provides complete privacy and all the comforts of a family home. There are cascading terraces with a garden and private pool, and just a few steps away is a landscaped coastal area with a sun terrace. Residents also have access to common areas - a rooftop terrace with seating and open sea views, a fitness area and saunas in the basement, and another communal pool.

Behind the building, there is a reserved covered parking space, and there is the option to purchase a garage space. The highest quality materials were used in the construction and furnishing - high-end tiles and sanitary equipment, air conditioning in every room, security doors, and the option of completing the interior in collaboration with experienced designers.

The location is extremely attractive - the airport is only 13 km away, and all services, the cities of Trogir and Split are nearby. The immediate proximity of the sea, crystal clear water, and Mediterranean nature make this place an ideal choice for year-round living and luxury recreation. Thanks to its terraces, gardens, and above-standard facilities, the apartment is an exceptional offer for anyone looking for a property in a prime seaside location.