



132 m<sup>2</sup> Okrug Donji, Croatia 1 551 951 EUR / 37 619 292 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7786</b>	Price	<b>1 551 951 EUR / 37 619 292 CZK</b>
Address	<b>Okrug Donji, Croatia</b>	Type	<b>Apartments</b>
Disposition	<b>4 + kitchenette</b>	Usable area	<b>132 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>1st floor</b>
Device	<b>Yes</b>	Parking	<b>Yes</b>
Balcony	<b>Yes</b>	Terrace	<b>Yes</b>

## About real estate

We are offering for sale a luxury apartment with a garden and private pool in Okrug Donji. The 132.46 m<sup>2</sup> apartment on a 293.63 m<sup>2</sup> plot is located in the first row by the sea and offers direct access to a landscaped sun terrace with views to the north, south, and east.

The apartment is spread over two floors connected by an internal staircase and elevator. The upper floor consists of three bedrooms, two of which have their own balcony, two bathrooms, a hallway, and a laundry room. The lower floor is designed as an open living space, where the dining room, kitchen, and living room connect to the terrace and garden. There is also a guest toilet.

The outdoor space is designed in a cascading style - terraces with gardens, a private pool, and relaxation areas ensure maximum privacy and a feeling of having your own home, even though the apartment is located in a smaller residential building with four units. There are also common areas, including a rooftop terrace with sun loungers and sea views, a fitness center, a sauna in the basement, and another pool. One covered parking space is included, with the option to purchase a garage.

The construction emphasizes quality—higher-standard tiles and sanitary ceramics, air conditioning in every room, security doors, and the option of final decoration in collaboration with experienced interior designers.

One of the biggest advantages is the location – the sea is just a few steps away, Trogir and Split are easily accessible, and the airport is only 13 km away. The combination of clean sea, Mediterranean landscape, and complete civic amenities makes this apartment an ideal choice for year-round living and luxury vacations.