



260 m<sup>2</sup> Marina, Split-Dalmatia County, Croatia 980 000 EUR / 23 755 200 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7431</b>	Price	<b>980 000 EUR / 23 755 200 CZK</b>
Address	<b>Marina, Split-Dalmatia County, Croatia</b>	Type	<b>Houses</b>
Category	<b>Family House</b>	Usable area	<b>260 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>650 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Number of floors	<b>3</b>
Parking	<b>Yes</b>	Garage	<b>Yes</b>
Terrace	<b>Yes</b>	Swimming pool	<b>Yes</b>

## About real estate

We are offering for sale an exclusive house in the Croatian village of Poljicana, between the resorts of Marina and Trogir. This property boasts a living area of 260 m<sup>2</sup> on a plot of 659 m<sup>2</sup>, located in the first row by the sea in an idyllic setting. The house is spread over three floors and comprises six separate apartments.

In the basement there are two apartments, each with a kitchen, living room with access to a terrace with open sea views, bedroom and bathroom. This floor also provides direct access for a car and includes a spacious parking lot.

On the ground floor, there are three apartments, two of which are one-bedroom apartments and one is a two-bedroom apartment. Each apartment has a kitchen, a living room with access to a terrace with an open view of the sea, a bedroom, and a bathroom. Each apartment on this floor has direct access to a large terrace with a swimming pool and a sun terrace overlooking the sea.

On the top floor there is a studio with its own terrace offering stunning open sea views. The terraced plot provides breathtaking sea views from every level.

On the lowest level of the plot there is a separate annex with two large garages, one of which includes a wine cellar.

The property is currently used for tourism purposes and, thanks to its exceptional location and proximity to various amenities, is extremely successful.

Located in the small picturesque village of Poljica near Marina, this property is ideal for those looking for a peaceful yet strategically located holiday home or a lucrative investment in the tourism sector. The airport is only a 20-minute drive away. Just a few kilometers from Marina, the UNESCO-protected town of Trogir, and not far from Split, this house offers the perfect combination of relaxed seaside living and urban convenience—whether you are looking for your dream home or a first-class investment opportunity.