



360 m²

Čiovo, Croatia

2 600 000 EUR / 63 804 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

Veronika Pecková
PROJECT MANAGER

veronika.peckova@luxent.cz
+420 771 255 255

| | | | |
|------------------------------------|----------------------------|------------------|-----------------------------------|
| Order number | N7529 | Price | 2 600 000 EUR / 63 804 000 CZK |
| Address | Čiovo, Croatia | Type | Houses |
| Category | Villa | Usable area | 360 m² |
| Number of rooms | 5 and more rooms | Land area | 566 m² |
| Energy performance of the building | G - Extremely uneconomical | Number of floors | 3 |
| Device | Yes | Parking | Yes |
| Garage | Yes | Terrace | Yes |
| Swimming pool | Yes | | |

About real estate

We offer for sale an exceptional modern villa with open sea views, situated in a quiet location on the island of Čiovo in the Adriatic Sea off the coast of Central Dalmatia. The property is spread over a total area of 566 m² and offers 360 m² of living space spread over three floors with a luxurious layout. All living areas are south-facing, ensuring plenty of natural light throughout the day and beautiful views.

The villa's cascading design combines modern architecture with the natural surroundings. The lower floor consists of a relaxation area with a sauna, massage tub, bathroom, utility room, and bedroom with direct access to the terrace and garden. The raised ground floor offers an open-plan living area with a kitchen and dining room, a separate storage room, and a guest toilet. The upper floor has three spacious bedrooms, each with its own bathroom and panoramic views.

The villa is fully air-conditioned, fully furnished and equipped with modern technology. There is a garage and several outdoor parking spaces. The outdoor area is designed as an oasis of relaxation – with a sun terrace, swimming pool, summer kitchen with barbecue and carefully landscaped Mediterranean gardens.

The island of Čiovo is a popular destination for those seeking peace, sea and comfort within easy reach of the historic town of Trogir, a UNESCO World Heritage Site. The villa is located in an attractive residential area with excellent accessibility – Split Airport is only a 15-minute drive away. The proximity of romantic beaches, marinas, restaurants, and a rich cultural life make this property an ideal choice for vacation stays and year-round living. Thanks to its location and exceptional architecture, it is also a great investment opportunity in the premium tourist rental market.