



550 m<sup>2</sup> Čiovo, Croatia 1 800 000 EUR / 43 632 000 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>N7470</b>	Price	<b>1 800 000 EUR / 43 632 000 CZK</b>
Address	<b>Čiovo, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>550 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>530 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Number of floors	<b>4</b>
Device	<b>No</b>	Parking	<b>Yes</b>
Garage	<b>Yes</b>	Terrace	<b>Yes</b>
Swimming pool	<b>Yes</b>		

## About real estate

We offer for sale a luxury villa with sea views, situated in an attractive location just 100 meters from the coast, in a quiet part of the island of Čiovo. This spacious property is located on a plot of 530 m<sup>2</sup> and offers a total living area of 550 m<sup>2</sup> spread over four floors. Thanks to its layout, strategic location and the possibility of finishing according to your own ideas, it represents an ideal opportunity for residential living or investment with potential for tourist rentals.

The basement includes a spacious garage for up to six vehicles, two utility rooms, a laundry room and a fitness room. In the eastern part of the property, there is a three-story apartment – the ground floor offers an entrance hall, kitchen, dining room, and living room; the first floor has two bedrooms with en-suite bathrooms and terraces; and the second floor has a master bedroom with a bathroom and a large roof terrace with sea views.

On the ground floor of the west wing is a relaxation area accessible to all apartments – an indoor pool, sauna, toilet, and access to an outdoor terrace with another pool, garden, and relaxation area.

On the first floor of the western part of the house there is an apartment with two bedrooms, each with its own bathroom, a kitchen, a dining room, a living room, a covered terrace and a separate toilet for guests.

The top floor offers another separate apartment – two bedrooms with en-suite bathrooms, a kitchen, dining room, living room, and spacious terrace with views of the sea and surrounding islands.

The property is being sold in a high state of completion (roh-bau) – with the facade finished and windows and doors installed, allowing the new owner to complete the interior according to their own taste and needs.

This villa is located in a quiet residential area on the island of Čiovo, which is connected to the mainland by a bridge and offers an ideal combination of privacy and accessibility. The beach is within walking distance (approx. 100 m) and there are shops, cafés and restaurants in the vicinity. The villa is only 4 km from Split International Airport, 5 km from the historic center of Trogir (UNESCO) and 9 km from Split itself. Excellent transport links and amenities make this location an attractive choice for both living and recreation.

This property offers exceptional investment potential in one of the most sought-after locations on the Croatian coast. For more information or a personal tour, please do not hesitate to contact us.