



🏠 361 m² 📖 Čiovo, Croatia 💰 1 300 000 EUR / 31 752 500 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

Veronika Pecková
PROJECT MANAGER

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

Order number	N7540	Price	1 300 000 EUR / 31 752 500 CZK
Address	Čiovo, Croatia	Type	Houses
Category	Villa	Usable area	361 m²
Number of rooms	5 and more rooms	Land area	701 m²
Energy performance of the building	G - Extremely uneconomical	Number of floors	3
Parking	Yes	Garage	Yes
Terrace	Yes	Swimming pool	Yes

About real estate

This exceptional villa, located on the stunning island of Čiovo, offers an unparalleled combination of luxury, privacy, and proximity to the sea. Situated just 125 meters from the crystal-clear waters, the villa spans a generous 701 sqm plot, with a spacious 361 sqm living area. The perfect choice for those seeking a luxurious lifestyle in a tranquil environment, while still being close to the vibrant urban life of the region.

The villa is spread across three levels, each designed to enhance both comfort and functionality. The ground floor and second floor feature open-plan living areas that seamlessly connect to spacious sun-drenched terraces, ideal for relaxation and enjoying the stunning Mediterranean climate. The first floor, which spans 76 m², includes a spacious living room, dining area, and a fully equipped kitchen, all flowing onto the terrace and heated pool, creating the perfect space for both social gatherings and private moments.

The upper floor is dedicated to rest and relaxation, featuring well-appointed bedrooms, each offering panoramic sea views. Large windows and direct access to the terraces ensure plenty of natural light and breathtaking views of the Adriatic.

Every aspect of this villa has been crafted with attention to detail and quality. Only the finest materials have been used throughout the interior, including large-format ceramic tiles, solid wood flooring, and frameless interior doors, which enhance the high ceilings and spacious rooms.

The property also includes a garage with parking for two cars, and an underground area offering additional potential for customization and design according to the buyer's preferences.

Conveniently located, the villa is just 125 meters from the sea and only 8 km from Split Airport, ensuring easy access to the rest of the region. In the surrounding area, you will find all essential amenities, including shops, restaurants, cafes, and more.

This villa presents a unique opportunity to own a luxurious home in one of the most prestigious locations in Dalmatia, offering a perfect blend of serene natural beauty and urban convenience. The ideal choice for those seeking a high-end lifestyle in the heart of Croatia's stunning coastline.