



1 751 m<sup>2</sup>

Ciovo, Croatia

12 000 000 EUR / 293 100 000 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	N7449	Price	12 000 000 EUR / 293 100 000 CZK
Address	Ciovo, Croatia	Type	Houses
Category	Villa	Usable area	1 751 m <sup>2</sup>
Number of rooms	5 and more rooms	Land area	840 m <sup>2</sup>
Energy performance of the building	G - Extremely uneconomical	Device	Yes
Parking	Yes	Terrace	Yes
Swimming pool	Yes	Lift	No

## About real estate

For sale a luxury, newly built villa is located in Okrug Gornji, situated in the second row from the sea. The modern apartment villa offers a total of 12 fully equipped apartments, spread over four floors and a basement level with a garage. The total living area of the villa is 1,751.49 m<sup>2</sup>, and it is placed on a plot of 840 m<sup>2</sup>.

The basement features a garage with space for six parking spots, a technical room, a storage area, and spaces ready for the creation of a wellness zone, including a gym and sauna. In front of the villa, there is an elegantly designed terrace with a swimming pool, sunbathing area, outdoor fireplace, and a social space for gatherings.

On the lower ground floor, there are three two-bedroom apartments, each with its own kitchen, living area, and bathroom. The ground floor and first floor each contain four fully equipped two-bedroom apartments, designed with a focus on comfort and functionality.

The entire second floor is dedicated to an exclusive penthouse apartment, featuring four bedrooms, three terraces, an outdoor kitchen, and direct access to a green rooftop terrace. This terrace is equipped with a jacuzzi, sunbathing zone, and a relaxation area, offering a stunning panoramic sea view, making the penthouse a truly exceptional space for living or premium rental.

The interiors of the apartments are furnished with built-in wardrobes, recessed LED lighting, and the latest home appliances. Comfort is ensured through underfloor heating, wall heating, and ducted air conditioning in every room. The villa is designed in line with the latest standards of modern living, with an emphasis on elegance, comfort, and technological sophistication.

Behind the villa, there are additional parking spaces for six apartments. The location in Okrug Gornji offers full civic amenities within walking distance – shops, restaurants, cafes, and beaches – while the city center is just a few minutes' walk away.

This property represents an ideal opportunity for investors looking for a property with high tourist potential, while also offering the option of luxurious and comfortable living in one of the most attractive areas of Dalmatia.