



980 m²

Čiovo, Croatia

on request



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	N7563	Price	on request
Address	Čiovo, Croatia	Type	Houses
Category	Villa	Usable area	980 m ²
Number of rooms	5 and more rooms	Land area	1 370 m ²
Energy performance of the building	G - Extremely uneconomical	Number of floors	3
Device	Yes	Parking	Yes
Terrace	Yes	Swimming pool	Yes

About real estate

We offer for sale an exclusive stone villa built from iconic Brač stone, located in a unique location just 10 meters from the sea on the Croatian island of Čiovo, off the coast of Central Dalmatia, west of Split. It offers exceptional comfort, privacy, and a seaside lifestyle.

The villa has a total living area of 980 m² and is situated on a spacious plot of 1,370 m², spread over three floors. On the ground floor there is a wellness area with an indoor pool and Russian sauna, a changing room, a wine cellar, a laundry room and a separate bedroom with a bathroom and terrace. There is also a fully equipped kitchen with a dining room and a spacious living room.

On the second floor, there is a bedroom with an en-suite bathroom, a kitchen with a dining room, and a living area with access to a large terrace. The third floor offers a spacious master bedroom with en-suite bathroom, two smaller bedrooms also with en-suite bathrooms and a large terrace with charming sea views.

The house also includes a separate apartment with a private entrance, consisting of a bedroom, bathroom, kitchen and living room - ideal for guests or staff accommodation.

The outdoor area is landscaped with well-maintained Mediterranean greenery and offers a heated swimming pool for perfect relaxation in privacy. Amenities include central heating, solar panels, water and air purification systems, a camera system, a garage for three cars, and three additional outdoor parking spaces.

This exceptional villa is located in a quiet and privileged location on the island of Čiovo, which is known for its lush nature, crystal clear sea, and easy accessibility. It is only 8 km from the historic center of Trogir, a UNESCO World Heritage Site, while Split International Airport is only 7 km away as the crow flies. The area offers an ideal combination of privacy, nature, and access to all amenities. This makes the villa perfect not only as a private residence but also as a prestigious investment property with high potential for tourist rentals.

This property represents a rare opportunity on the market – a combination of quality construction, premium amenities, and a breathtaking location that can be enjoyed every day.