



349 m<sup>2</sup> Trogir, Croatia 2 650 000 EUR / 64 236 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|                                    |                                   |                  |                                       |
|------------------------------------|-----------------------------------|------------------|---------------------------------------|
| Order number                       | <b>N7553</b>                      | Price            | <b>2 650 000 EUR / 64 236 000 CZK</b> |
| Address                            | <b>Trogir, Croatia</b>            | Type             | <b>Houses</b>                         |
| Category                           | <b>Villa</b>                      | Usable area      | <b>349 m<sup>2</sup></b>              |
| Number of rooms                    | <b>5 and more rooms</b>           | Land area        | <b>700 m<sup>2</sup></b>              |
| Energy performance of the building | <b>G - Extremely uneconomical</b> | Number of floors | <b>3</b>                              |
| Device                             | <b>Yes</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 newly built modern villa in the first line by the sea on the popular island of Ciovo, which is connected by a bridge to the mainland and only a few minutes drive from the UNESCO listed historic centre of Trogir. The location is known for its peaceful atmosphere, beautiful beaches, azure sea and excellent accessibility thanks to the proximity of Split airport, making it an ideal place for both holiday living and investment.

The villa with a total living area of 349 m<sup>2</sup> is situated on a plot of 700 m<sup>2</sup> and is spread over three floors built on a slightly cascading terrain, thanks to which each floor offers breathtaking views of the open sea. On the first floor, there are two bedrooms, one of which has an en-suite bathroom, two more bathrooms, a pantry and an open concept spacious living room connected to the kitchen and dining area of 84 m<sup>2</sup>. A large glass sliding wall leads to the main terrace with outdoor seating, sun deck and a lighted heated pool of 11 metres, from where you can enjoy unobstructed views of the sea. Thanks to floor-to-ceiling aluminium windows, the sea view remains in sight even when you stay indoors.

The second floor, accessible by elevator, offers three bedrooms, each with its own bathroom, as well as a laundry room. From one of the bedrooms, a large glass sliding wall opens onto another spacious terrace, where there is an outdoor dining area, a Jacuzzi and another sun terrace for maximum relaxation. The top floor serves as an entry level with a two car garage and additional outdoor covered parking.

Each floor is designed to function as a separate living unit, offering flexibility for multi-generational living or rental. The overall impression of this exceptional property is accentuated by the elegant glass balustrades on the terraces and the landscaped garden planted with Mediterranean plants, which enhance the feeling of privacy and harmony with nature.