



🏠 325 m<sup>2</sup> 📄 Trogir, Croatia 🏠 1 600 000 EUR / 38 936 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Veronika Pecková**  
PROJECT MANAGER

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

Order number	<b>N7551</b>	Price	<b>1 600 000 EUR / 38 936 000 CZK</b>
Address	<b>Trogir, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>325 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>556 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>
Terrace	<b>Yes</b>	Swimming pool	<b>Yes</b>

## About real estate

For sale we offer an elegantly furnished villa with a total living area of 325 m<sup>2</sup>, situated in a quiet location on the island of Ciovo, on a plot of 556 m<sup>2</sup>. This modern villa is spread over three floors, which are thoughtfully interconnected with an emphasis on comfort, privacy and making the most of the magnificent sea views.

On the ground floor of the villa there is a wellness area with sauna, jacuzzi and direct access to the large 33 m<sup>2</sup> heated swimming pool, which is surrounded by a spacious sun terrace and greenery. The second floor offers a comfortable bedroom with en-suite bathroom, a fully equipped kitchen with dining area and a spacious living room. From there, French windows open onto an outdoor terrace, offering breathtaking panoramic views of the sea and the surrounding countryside. The third floor is designed as a quiet zone with four separate bedrooms, each with its own bathroom, ensuring absolute comfort for a larger family or group of guests.

The villa was completed in 2018 and boasts an official tourist categorization of five stars, confirming its high standard, quality workmanship and superior amenities. The stylish interior, decorated in a modern Mediterranean style, offers bright, airy spaces with spectacular views from almost every room. The property has four parking spaces.

This exceptional villa is located just 80 metres from the sea coast and only 4 kilometres as the crow flies from the historic UNESCO World Heritage Site of Trogir. Split Airport is just 9 kilometres away, ensuring easy accessibility for international clients. The island of Ciovo is a popular destination for its harmony of peaceful surroundings and excellent infrastructure. Thanks to its strategic location, high standard and the possibility of year-round use, the villa represents an ideal investment opportunity.