



326 m<sup>2</sup> Trogir, Croatia 1 700 000 EUR / 41 208 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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PROJECT MANAGER

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Order number	<b>N7552</b>	Price	<b>1 700 000 EUR / 41 208 000 CZK</b>
Address	<b>Trogir, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>326 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>728 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Number of floors	<b>3</b>
Parking	<b>Yes</b>	Garage	<b>Yes</b>
Terrace	<b>Yes</b>	Swimming pool	<b>Yes</b>

## About real estate

We are offering for sale a unique newly built modern villa with a heated pool and breathtaking sea views, located on the island of Čiovo in a peaceful and attractive area just a few steps from the coastline. Thanks to its position in the second row from the sea and the cascading terrain, the villa offers unobstructed panoramic sea views from all floors.

The villa offers 326 sqm of living space and is situated on a 728 sqm plot. Spread over three levels, it is designed with a focus on comfort, functionality, and aesthetics. The main living floor features a 75 sqm open-concept space that combines the living room, kitchen, and dining area. A large sliding glass wall opens onto a spacious terrace with sea views, where you'll find a lit heated pool, a sun terrace, and an outdoor seating area. Floor-to-ceiling aluminum windows preserve the sea view from the interior and create a bright, airy atmosphere.

An internal staircase leads to the upper floor, which houses four spacious bedrooms and three bathrooms. Each room is designed to provide maximum comfort and privacy. The basement level features another bathroom and a multifunctional space that can be used as a fitness room, wine cellar, or home wellness area. The carefully landscaped garden includes a garage space for one vehicle.

This villa is the perfect choice for those seeking a combination of modern design, an exceptional seaside location, and high-end comfort. The sun terrace, heated pool, and stunning sea views provide an ideal setting for summer relaxation or year-round living. The island of Čiovo is easily accessible, with the historic town of Trogir, Split International Airport, and all necessary amenities nearby.