



1 150 m<sup>2</sup>Trogir, Croatia6 000 000 EUR / 146 550 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	N7538	Price	6 000 000 EUR / 146 550 000 CZK
Address	Trogir, Croatia	Type	Houses
Category	Villa	Usable area	1 150 m <sup>2</sup>
Number of rooms	5 and more rooms	Land area	2 468 m <sup>2</sup>
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 a unique investment opportunity in the form of the luxurious Hills Resort complex consisting of three separate villas located in a quiet bay near the town of Trogir. This exceptional resort with stunning panoramic views of the sea and islands offers a combination of maximum comfort, privacy, and first-class amenities.

The resort consists of three separate villas with a total living area of 1,150 sqm (each villa approx. 370 sqm) spread over a plot of 2,468 sqm. The villas offer a total of 12 spacious rooms with private bathrooms, each villa has four bedrooms and several additional bathrooms for shared areas, including a sauna, fitness room, and swimming pool. The resort has two outdoor and one indoor heated swimming pool, and the outdoor pools are equipped with underfloor heating for year-round comfort.

All three villas are modernly furnished and designed with an emphasis on comfort and privacy. Each has an independent water, electricity, air conditioning, and ventilation system. The interiors feature state-of-the-art technology, including Hitachi air conditioning units, underfloor heating with heat pumps, Bosch and Liebherr kitchen appliances, the latest Philips TVs with Android system and Ambilight, and Sapphire and DCS security systems.

The garden is carefully maintained and planted with hundreds of mature plants, and there is an automatic irrigation system. Other features of the resort include a luxurious 70 m<sup>2</sup> tavern with a professionally equipped kitchen, fireplace, and underfloor heating, which can accommodate up to 30 guests. There is also a 35 sqm staff apartment.

This exclusive property is located just 150 meters from the sea in a quiet and sheltered cove with a pebble beach, ideal for a peaceful retreat away from tourist traffic. The bay is naturally sheltered from the wind, ensuring ideal conditions for swimming and mooring boats. A marina is located in the immediate vicinity, enhancing the exclusivity of this location and offering owners and guests easy access to yachting experiences. The UNESCO-listed town of Trogir is just a few minutes' drive away and offers a wide range of cultural, gastronomic, and social opportunities. The location is also easily accessible from Split International Airport.