



370 m<sup>2</sup> Trogir, Croatia 2 500 000 EUR / 60 612 500 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7507</b>	Price	<b>2 500 000 EUR / 60 612 500 CZK</b>
Address	<b>Trogir, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>370 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>750 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Number of floors	<b>3</b>
Device	<b>Partly</b>	Parking	<b>Yes</b>
Terrace	<b>Yes</b>	Swimming pool	<b>Yes</b>

## About real estate

We offer for sale a brand new, elegantly furnished villa with a high standard of equipment, located just 150 meters from the sea and beautiful beaches, in a quiet fishing village near the historic UNESCO-listed town of Trogir.

This modern villa with a usable area of 370 sqm stands on a plot of 750 sqm and spreads over three floors. In the basement you will find a fully equipped gym, sauna with shower, bathroom and laundry room. The ground floor offers an open concept with kitchen, dining room and spacious living room with large glass walls that connect the interior to the terrace and landscaped garden. The outdoor area features a heated pool, sun deck, outdoor kitchen with grill and children's playground. Upstairs there are four comfortable bedrooms with en-suite bathrooms - two with showers and two with baths.

All bathrooms are equipped with luxury extras including chrome grab bars and Rituals cosmetics. The villa also includes additional bathrooms adjoining the common areas such as the living room, fitness room or sauna.

The garden is meticulously landscaped with an automatic irrigation system and professional care by an agronomist. Here you will find hundreds of plants - palm trees, shrubs, flowers and fruit trees, whose fruits are fully at the disposal of the owners or guests.

The villa is equipped with the latest technology: Hitachi air conditioning with heat pump for heating and cooling, Bosch and Liebherr appliances (including ice makers), high-end Philips TV with Android system and ambilight, Saphire camera system and DCS security system.

The property is ideal not only for comfortable year-round living or recreation, but also as a profitable investment - with the possibility of annual rental income of up to 150,000 EUR.

The location offers the perfect combination of peace, nature and access to all services. In the nearby town you will find shops, restaurants, cafes and all amenities. In addition to the beautiful natural surroundings, the easy accessibility is also a great advantage - Split International Airport is only a few dozen minutes away.