

Villa

Ciovo, Dalmatia



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|-------------------------|--------------------------|
| Ref | RE-LB-IRO1920 |
| Type | Villa |
| Region | Dalmatia › Trogir, Ciovo |
| Location | Ciovo |
| Front line | No |
| Sea view | Yes |
| Distance to sea | 30 m |
| Floorspace | 300 sqm |
| Plot size | 541 sqm |
| No. of bedrooms | 6 |
| No. of bathrooms | 7 |
| Price | € 1 800 000 |

A modern villa with indoor and outdoor swimming pools on the Ciovo Peninsula in the enclave of Art nouveau style!

Located on the second line of the sea 30 meters from the beach!

The villa has an area of 300 m² and a plot of 541 m². It has four levels.

Used for renting.

First level: indoor swimming pool, sauna, fitness area, billiard room, bathroom, hall.

Second level: hall, living room, kitchen, two bedrooms, two bathrooms, guest bathroom.

Third level: three bedrooms, three bathrooms, hall, terrace.

The fourth level: a hall, a bathroom, a bedroom, a terrace, an auxiliary room.

Modern furniture and equipment.

One of the rare villas with an indoor pool. Magnificent outdoor swimming pool.

Four parking spaces.

Located in the second row from the sea behind this villa -

<http://www.adrionika.com/property/9722>

Buying both villas could be the ideal option for two friends or two brothers.

Why to buy villa on Ciovo? Why to invest on Ciovo?

Why to purchase real estate on Ciovo near Trogir?

- Trogir is an eternal attractions of millions of tourists - and tourism is always a drive to real estate in Croatia, booming of touristic areas push real prices up
- close vicinity of international airport of Split (Kastela), 10-20 km depending upon the point on Ciovo map
 - Trogir luxury marina is nearby if you have a boat
 - peaceful green area rather close to Split - busy city, second large in Croatia
- second bridge is being built to start functioning in 2018 - it will improve connectivity of Ciovo island to mainland and make Ciovo a real peninsula
- Ciovo had been inhabited for a long time, thus infrastructure is well developed including multiple restaurants, bars, supermarkets, etc.
 - Ciovo is becoming prestigious place, sea belt is now decorated by luxury seafront villas and high class apartments (so Ciovo is becoming 4-5 star destination)
- all above is a solid ground for further rise in prices for real estate on Ciovo, any type of real estate is a good investment
 - any property on Ciovo has excellent rental and re-sale potential

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on

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commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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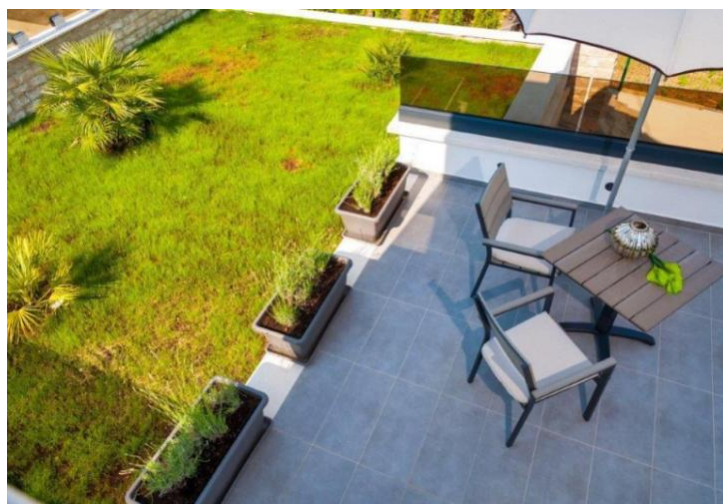
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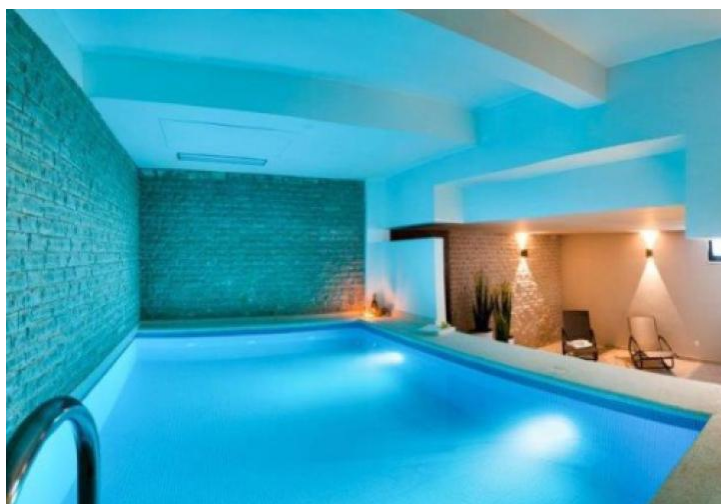
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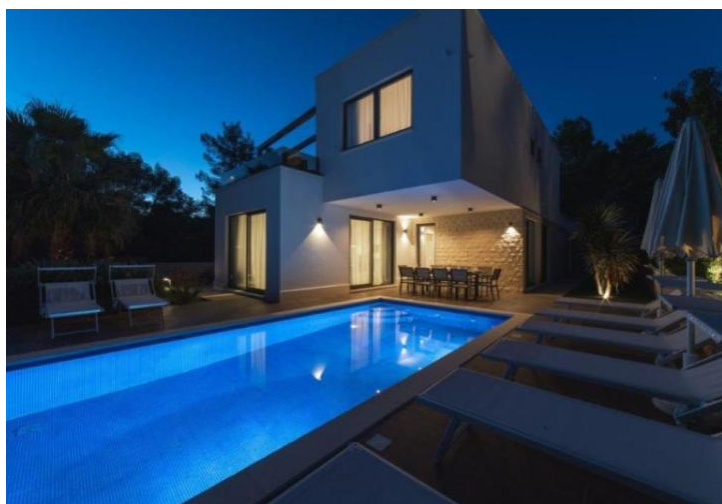
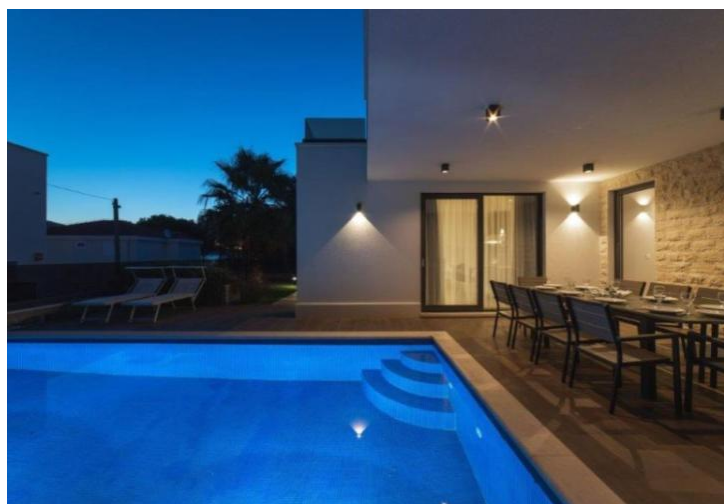
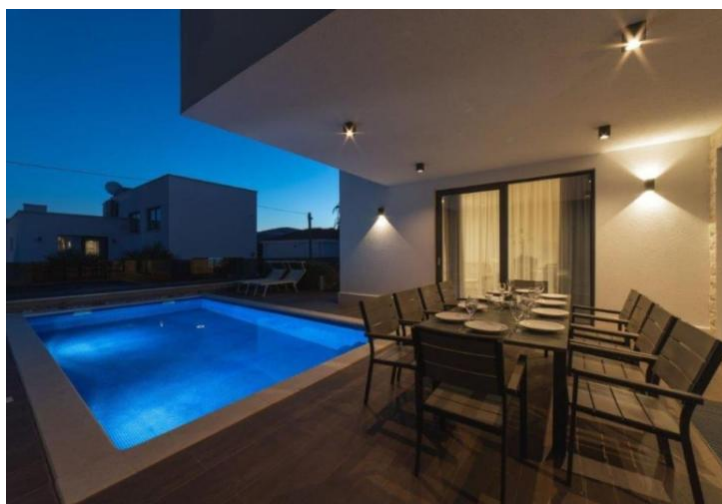
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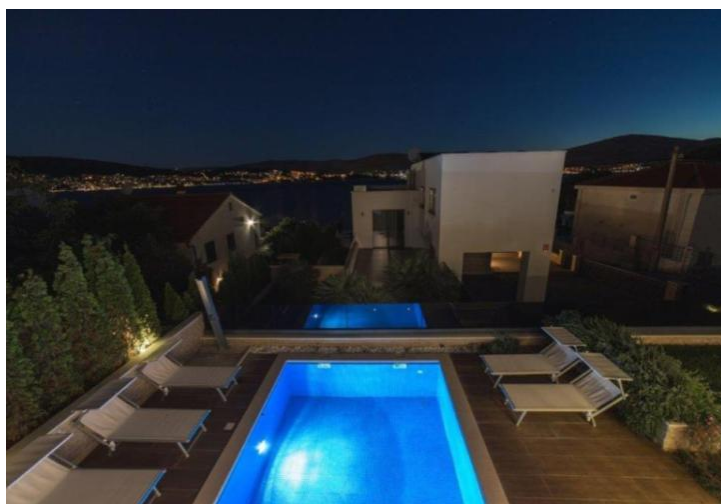
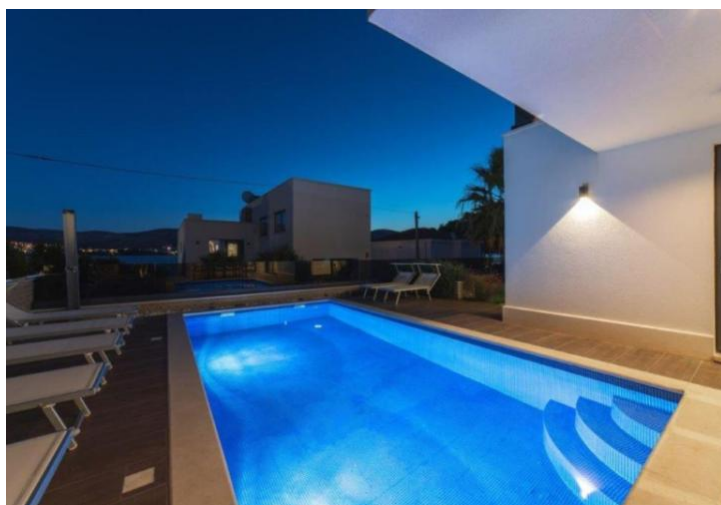
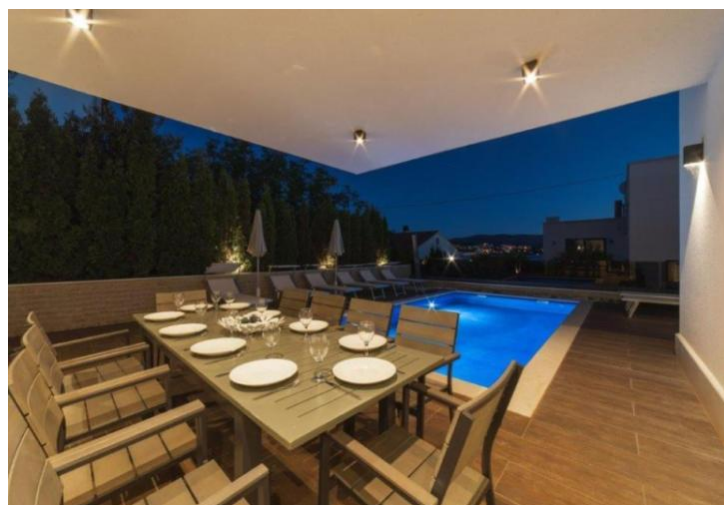
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