

Villa

Čiovo, Trogir, Dalmatia



Ref	RE-LB-31444
Type	Villa
Region	Dalmatia > Trogir, Ciovo
Location	Čiovo, Trogir
Front line	Yes
Sea view	Yes
Distance to sea	5 m
Floorspace	260 sqm
Plot size	800 sqm
No. of bedrooms	6
No. of bathrooms	2
Price	€ 1 200 000

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This splendid villa of 260 sq.m. is located on the island of Čiovo (peninsula), right on the seafront, with swimming pool!

It sits on a spacious land plot of nearly 800 m² and spans three floors, with the addition of a low attic.

The ground floor features a large garage of approximately 80 m², part of which serves as a storage area. There is also an additional room with a sea view, originally a summer kitchen, now transformed into a modern mini gym and recreation space.

The first floor comprises an elegant living room, a fully equipped kitchen, and a dining area. A door leads to a large terrace with a gazebo and fireplace, perfect for relaxation and enjoying the sea view. This floor also includes a small storage room, two spacious bedrooms, and two bathrooms.

An internal staircase leads to the second floor, which houses four additional bedrooms, three of which have stunning sea views. This floor is equipped with two bathrooms, ensuring maximum comfort and privacy.

The low attic has an external entrance and is not connected by an internal staircase. There is potential to extend the building permit to raise and connect this space with the rest of the house via an internal staircase, thus increasing the usable area.

In addition to the garage, which accommodates one vehicle, the property offers three roadside parking spaces and an additional four spaces within the yard.

The house's location is exceptional, with immediate proximity to all essential amenities, highways, the airport, and major Dalmatian centers. This house represents the perfect opportunity for a family residence or a holiday home, providing exceptional comfort, privacy, and immediate access to the sea.

This unique property offers unparalleled comfort and, with its location, allows enjoyment of all the benefits of the Mediterranean lifestyle.

Čiovo is an island located in central Dalmatia, connected to the town of Trogir by a movable bridge. The advantages of this island are evident everywhere—from its stunning nature and attractive beaches to its accessibility and proximity to the cities of Split and Trogir. This hilly island covers an area of almost 30 km² and is situated near the Bay of Kaštela. The island's highest point is Rudine peak, standing 209 meters tall.

The most popular beaches on Čiovo include Okrug Beach, also known as Copacabana, Labadusa Beach, and the attractive pebble beach of Slatine. Čiovo's main cultural attractions are the 14th-century Church of Our Lady of Prizidnica on the southeastern side of the island, the 15th-century Church of St. Theodore (Tudor), and the 18th-century Church of St. Charles Borromeo.

In addition to its beautiful beaches, Čiovo is surrounded by numerous historical and cultural landmarks, including the UNESCO World Heritage historic core of Trogir, the historical complex with Diocletian's Palace in

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Split, and the Fortress of Klis.

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 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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Price per m²:
4615 €

Average price/m² of this type
in this region:
5533 €

Median price/m² of this type
in this region:
5751 €

Average price/m² of this type
in Croatia:
8057 €

Median price/m² of this type
in Croatia:
6626 €

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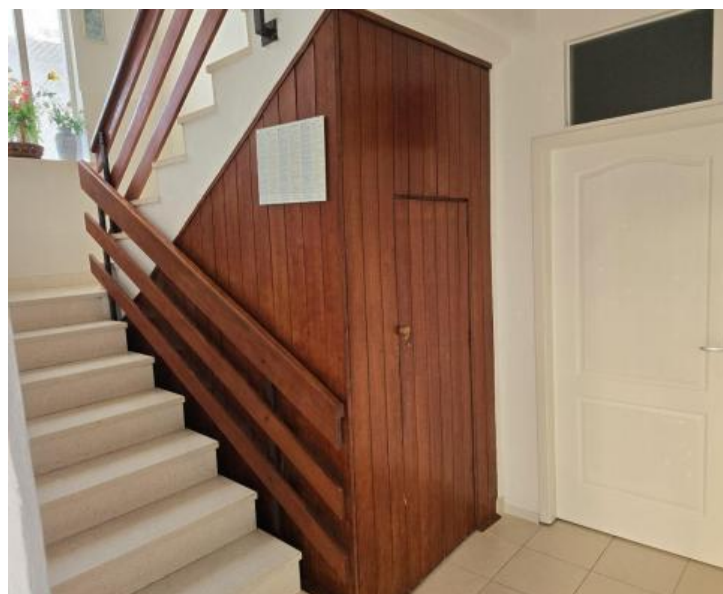
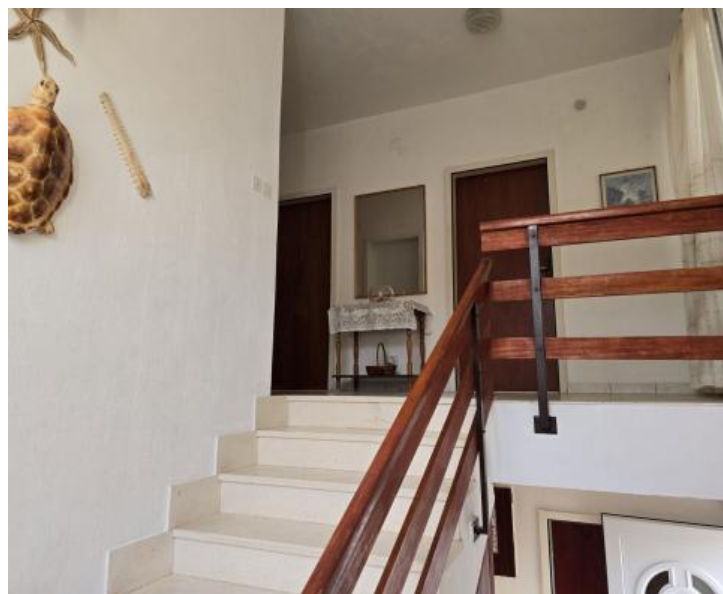
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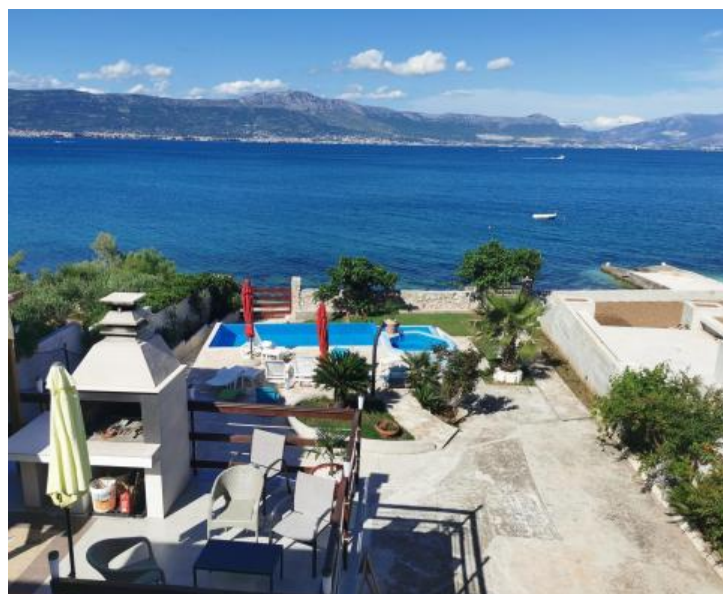
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