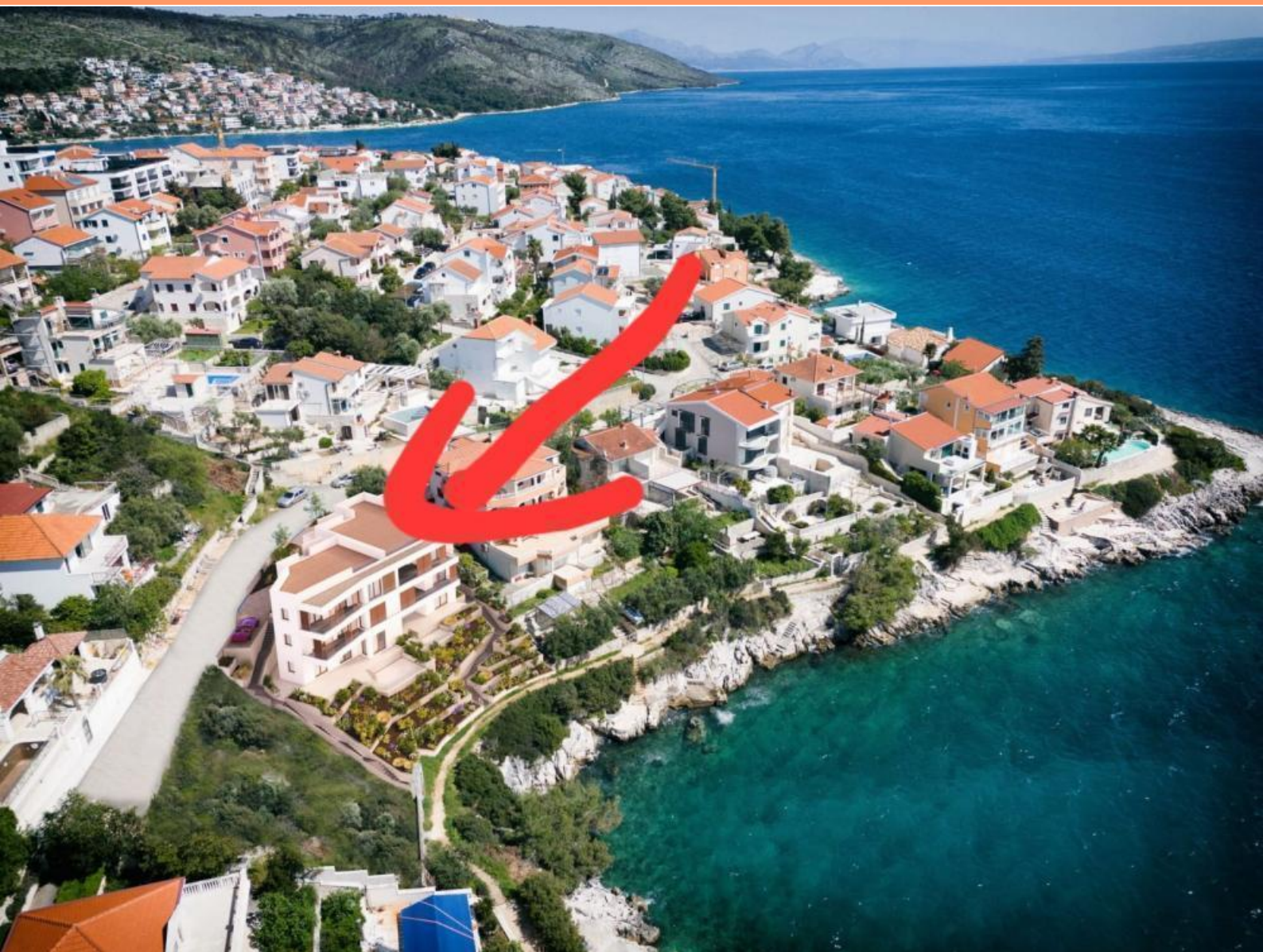


New development

Ciovo, Dalmatia



Ref	RE-LB-IRO2199
Type	New development
Region	Dalmatia › Trogir, Ciovo
Location	Ciovo
Front line	Yes
Sea view	Yes
Distance to sea	5 m
Floorspace	110 sqm
No. of bedrooms	3

Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com

New development

Ciovo, Dalmatia



No. of bathrooms

2

Price

€ 700 000

New development

Ciovo, Dalmatia



Unique new residence of apartments on the 1st line to the sea on Ciovo island (peninsula) with no roads in front!

Absolutely unique product for the market!

This exceptional new residence offers a once-in-a-lifetime opportunity to live right beside the sparkling sea, with no road in between—just pure, unobstructed waterfront bliss.

Located near the UNESCO-protected historic city of Trogir and only eight kilometers from Split Airport, this property combines luxury with outstanding connectivity.

The apartment is positioned in the eastern wing of a twin building, which spans the basement, ground floor, and first floor, with secure parking conveniently located behind the building.

Apartment S1, nestled in the basement, boasts a generous net area of 122.91 m². Inside, you'll find a spacious hallway, three bedrooms, two sleek bathrooms, a modern kitchen, and an open-concept dining and living area. The apartment also features a loggia, a covered terrace, and three open terraces—perfect for soaking up the sun. Plus, there are two charming gardens totaling 19 m², offering a tranquil space to relax and enjoy nature.

Additional stunning apartments in the building are also available:

- **Apartment S2** on the ground floor covers 110.68 m² and includes three bedrooms, two bathrooms, a kitchen, an open-concept dining and living area, storage space, a loggia, a covered terrace, and a balcony. Price: €700,000.
- **Penthouse S3** on the first floor offers a spacious 138 m² with three bedrooms, two bathrooms, a kitchen, an open-concept dining and living area, a storage room, a loggia, a covered terrace, a balcony, and a stunning 110 m² rooftop terrace. Price: €800,000.

This is your golden opportunity to own a luxurious seaside home or to invest in one of the most desirable tourist destinations. Don't miss your chance to live in paradise!

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.

New development

Ciovo, Dalmatia



Price per m²:
6364 €

Average price/m² of this type
in this region:
6833 €

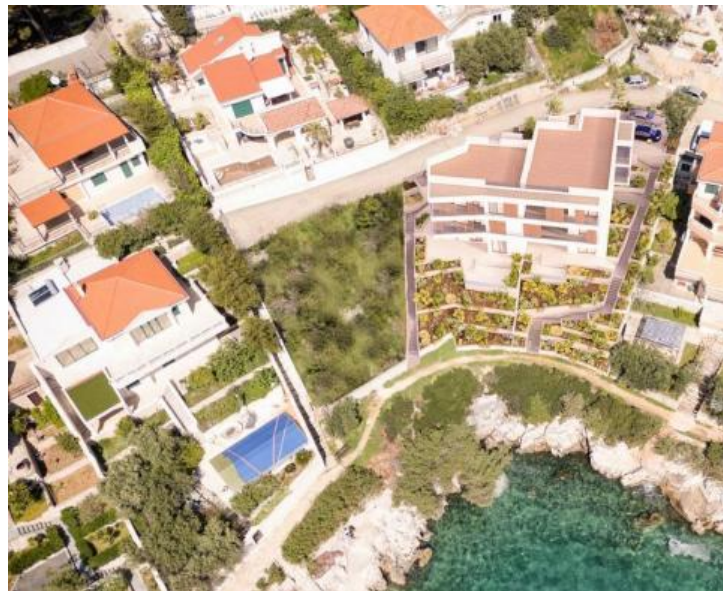
Median price/m² of this type
in this region:
7167 €

Average price/m² of this type
in Croatia:
4959 €

Median price/m² of this type
in Croatia:
5000 €

New development

Ciovo, Dalmatia



Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com

New development

Ciovo, Dalmatia

