

Villa

Ciovo, Dalmatia



Ref	RE-LB-IRO2520
Type	Villa
Region	Dalmatia › Trogir, Ciovo
Location	Ciovo
Front line	No
Sea view	Yes
Distance to sea	500 m
Floorspace	370 sqm
Plot size	654 sqm
No. of bedrooms	4
No. of bathrooms	5
Price	€ 1 795 000

This luxurious modern villa is located in an exceptional setting on the island of Čiovo, just 500 meters from the crystal-clear Adriatic Sea and well-maintained beaches.

Nestled in a peaceful environment, the property is ideal for both private living and as a high-potential investment in Croatian real estate.

The villa offers 370 square meters of living space spread across four levels: a basement, ground floor, first floor, and second floor. It sits on a generous plot of 591 square meters.

The basement level includes a large garage, a hobby room, a bathroom, and a traditional Dalmatian-style tavern (konoba). An internal staircase connects this area to the rest of the villa, ensuring seamless access.

The ground floor features an open-plan layout with a fully equipped modern kitchen, dining area, and spacious living room. Additional amenities include a guest toilet, storage room, hallway, and a covered terrace—ideal for relaxing with a morning coffee.

The first floor hosts three spacious bedrooms, each with access to either a balcony or a loggia. Two of the bedrooms have private en-suite bathrooms.

The second floor serves as a luxurious private retreat, with a master bedroom, an en-suite designer bathroom, a covered terrace, and two additional open terraces offering stunning panoramic sea views.

Built with top-quality materials and premium finishes, the villa includes Schüco aluminum joinery with triple glazing, a 15 cm mineral wool insulated facade, a Daikin heat pump system for heating and cooling, and underfloor water heating throughout the entire home.

The landscaped outdoor area includes a well-maintained lawn, sunbathing area, and a spacious terrace with a large heated swimming pool—perfect for outdoor enjoyment year-round.

Combining sleek modern design, smart architectural planning, and premium amenities, this luxury villa on Čiovo island is an exceptional choice for full-time living, a prestigious holiday home, or a highly attractive tourism investment opportunity in Croatia.

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.

Price per m²:
4851 €

Average price/m² of this type
in this region:
5059 €

Median price/m² of this type
in this region:
5215 €

Average price/m² of this type
in Croatia:
4416 €

Median price/m² of this type
in Croatia:
3874 €

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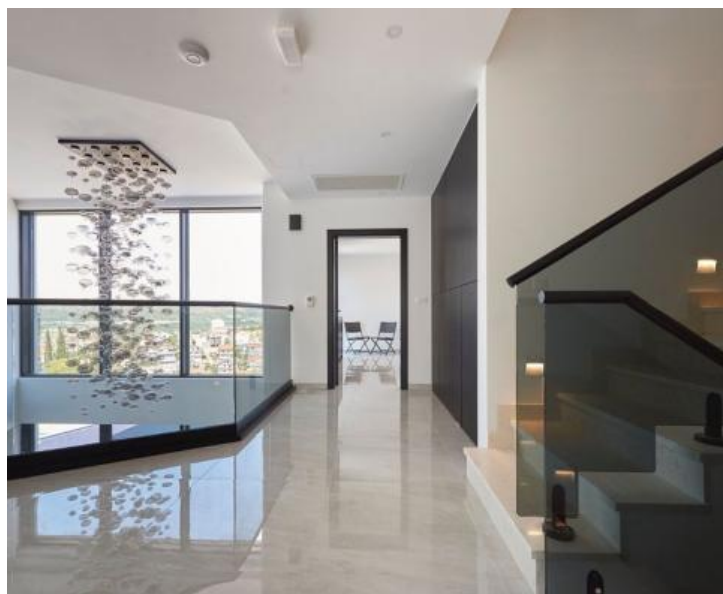
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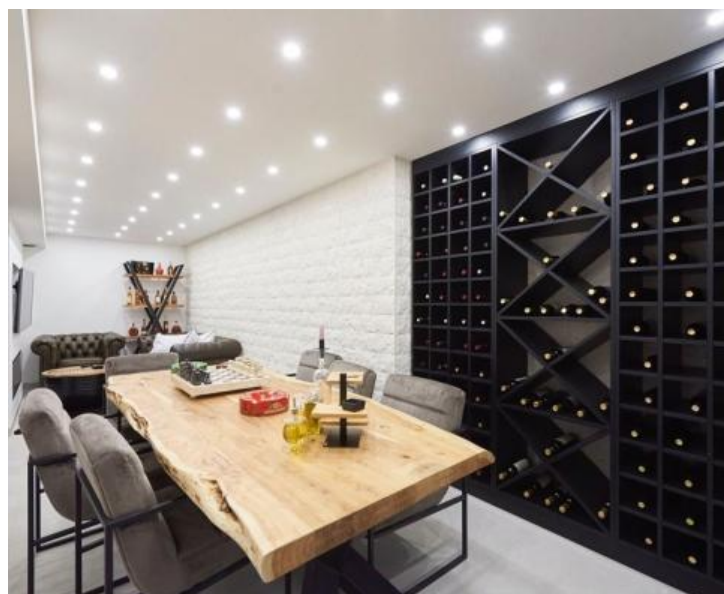
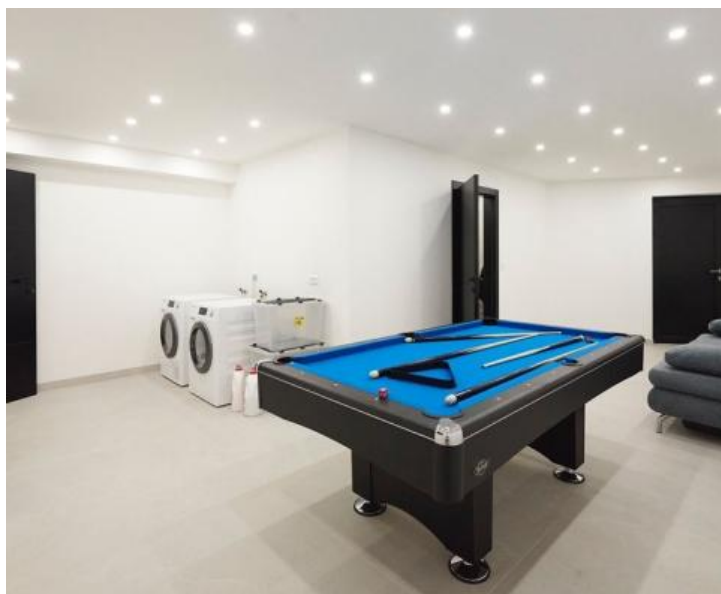
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