

Apartment

Ciovo, Dalmatia



Ref	RE-LB-IRO2798
Type	Apartment
Region	Dalmatia › Trogir, Ciovo
Location	Ciovo
Front line	Yes
Sea view	Yes
Distance to sea	20 m
Floorspace	60 sqm
No. of bedrooms	2
No. of bathrooms	1
Price	€ 386 500

Unique at the market!
Hot offer!

This exclusive seaside development represents a rare opportunity to purchase premium real estate on the Adriatic coast. The project comprises 11 high-end apartments arranged in two contemporary residential buildings, positioned directly next to a picturesque beach on the island of Čiovo. Properties in such close proximity to the sea are highly sought after, making this offering ideal for lifestyle buyers and investors looking for strong long-term value.

Čiovo is connected by bridge to the historic town of Trogir, a UNESCO World Heritage Site known for its rich cultural heritage, marina, and vibrant dining scene. Split International Airport is approximately a 15-minute drive away, ensuring excellent accessibility for international travel and enhancing the potential for tourist rental income.

The residential complex is located in a peaceful and attractive area characterized by family homes and boutique hotels, providing a calm Mediterranean setting with a sense of privacy. The historic center of Trogir, with its renowned restaurants, waterfront promenades, and cultural landmarks, is within an easy 15-minute walk.

The project consists of two modern buildings designed with clean architectural lines and timeless Mediterranean elegance. Apartments in Building A enjoy open, unobstructed views of the Adriatic Sea, while apartments in Building B offer partial sea views combined with immediate proximity to the beach.

Apartment A0.2 is situated on the ground floor of Building A and offers 60.41 m² of well-planned and comfortable interior space. The layout includes two bedrooms, a bathroom, and a bright open-plan living area with kitchen and dining space, which opens directly onto a terrace and a private garden measuring 24 m². This outdoor area provides an ideal space for relaxation, outdoor dining, or enjoying the coastal climate. The apartment is well suited for holidays, permanent residence, or as an attractive tourist rental property.

The development is defined by modern architecture, high construction standards, and carefully designed interiors that emphasize comfort, functionality, and refined Mediterranean style. It is created for buyers who value quality craftsmanship, privacy, and an authentic seaside lifestyle.

Additional features are available at an extra cost and include a garage parking space for 15,000 EUR, an outdoor parking space for 8,000 EUR, a storage room for 2,000 EUR, and a share in a private beach sunbathing area for 20,000 EUR, which includes exclusive use of one private beach cabin.

Apartments currently available in Building A include:

A.0.1 on the ground floor with 63.44 m², one bedroom, a terrace and private garden, priced at 393,500 EUR;

A.0.2 on the ground floor with 60.41 m², two bedrooms, a terrace and private garden, priced at 386,500 EUR;
A.1.1 on the first floor with 58.97 m², two bedrooms and a terrace, priced at 457,000 EUR;
A.1.2 on the first floor with 56.76 m², two bedrooms and a terrace, priced at 440,000 EUR;
A.2.1 on the second floor with 79.49 m², two bedrooms, a terrace and a roof terrace, priced at 675,500 EUR;
A.2.2 on the second floor with 76.31 m², two bedrooms, a terrace and a roof terrace, priced at 648,500 EUR.

Available apartments in Building B include:

B.0.1 on the ground floor with 46.81 m², one bedroom, a terrace and garden, priced at 318,500 EUR;
B.0.2 on the ground floor with 46.28 m², one bedroom, a terrace and garden, priced at 314,500 EUR;
B.1.1 on the first floor with 86.82 m², three bedrooms and a terrace, priced at 673,000 EUR;
B.2.1 on the second floor with 86.82 m² gross, three bedrooms and a terrace, priced at 673,000 EUR;
B.3.1 on the third floor, a luxury penthouse with 126.25 m², three bedrooms, a terrace and a roof terrace, priced at 1,136,000 EUR.

Apartments for sale on Čiovo Island in a beachfront location near Trogir and Split Airport are increasingly limited. This project offers a compelling combination of location, design, and investment potential, making it an exceptional opportunity on the Adriatic property market.

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.

Property advantages:

- Roof terrace
- Garage
- Storage
- Garden
- Urbanized
- Modern

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Price per m²:
6.442 €

Average price/m² of this type
in this region:
6.499 €

Median price/m² of this type
in this region:
7.719 €

Average price/m² of this type
in Croatia:
6.090 €

Median price/m² of this type
in Croatia:
5.593 €

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