

# Villa

## Ciovo, Dalmatia



<b>Ref</b>	RE-LB303
<b>Type</b>	Villa
<b>Region</b>	Dalmatia > Trogir, Ciovo
<b>Location</b>	Ciovo
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	1 m
<b>Floorspace</b>	400 sqm
<b>Plot size</b>	1500 sqm

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<b>No. of bedrooms</b>	7
<b>No. of bathrooms</b>	7
<b>Price</b>	€ 2 400 000

**Price went down from 4 mln euro to 2,4 mln euro!**  
**HOT PROMO-PRICE!**

Amazing villa of rare location and quality!  
Cap Ferrat quality in Croatia!

A perfect villa with a private beach in front of it and pier for a yacht!

Villa is built just in 2012 and practically was in use only during 4 months.  
It has 400 m2 of floorspace and a plot of 1500 m2 with pool, summer kitchen, summer sunbathing terrace and pine wood.

Ground floor: living room, dining room with kitchen, bathroom and terrace of 100m2.

First floor: fireplace hall with a large terrace overlooking the sea, guest bedroom and bathroom.

Second floor: six bedrooms and bathrooms and three balconies.

There are also valuable additions like 2 garages for 4 cars (two-storey garages), sauna, hammam, volleyball playground, children playground.

Every detail is thoroughly designed.

Dalmatia is a long belt of Adriatic coast extending from Zadar islands to the outskirts of Cavtat. It is the major part of Croatian seaside and without any doubt – the heart of it.

There are several towns in Dalmatia which are now the main areas of attraction for tourists due to their ancient history and unique extent of preservation. Narrow streets of Zadar, Sibenik, Trogir, Split and Dubrovnik are the same as they were in Medieval times. Stone-paved streets, attached Palazzo-style buildings, impressive Cathedrals and ruins dating back to the Greeks and the Romans create an unforgettable image of Dalmatia. Steady expansion of three airports of Zadar, Split (Kastela) and Dubrovnik (Cilipi) make Dalmatia more and more accessible. Modern highways connect Dalmatia to Zagreb and Europe.

Infrastructure is rapidly developing with new 5-star resorts, large shopping malls opening every year, PLODINE, LIDL, KONZUM supermarket chains coming to every village.

But the main role still belongs to crystal clear sea with myriads of picturesque bays, handful of small islands and blue silhouettes of the coastal mountains. Intoxicating pine aroma makes you forget the noise of big cities. In couple of days spend in Dalmatia all the troubles and problems float away.

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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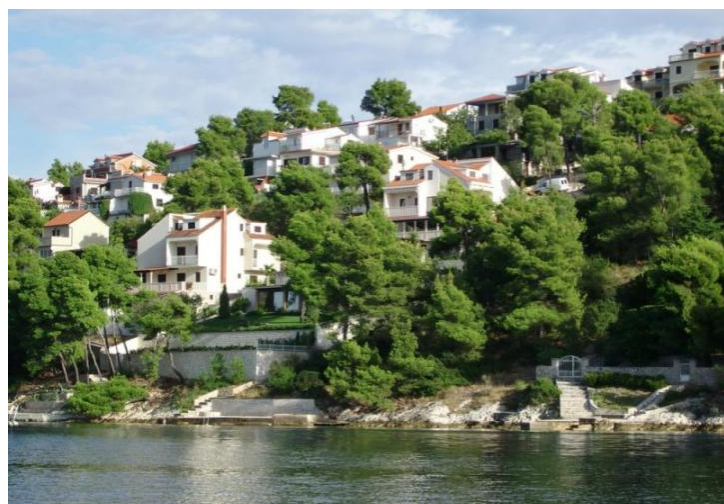
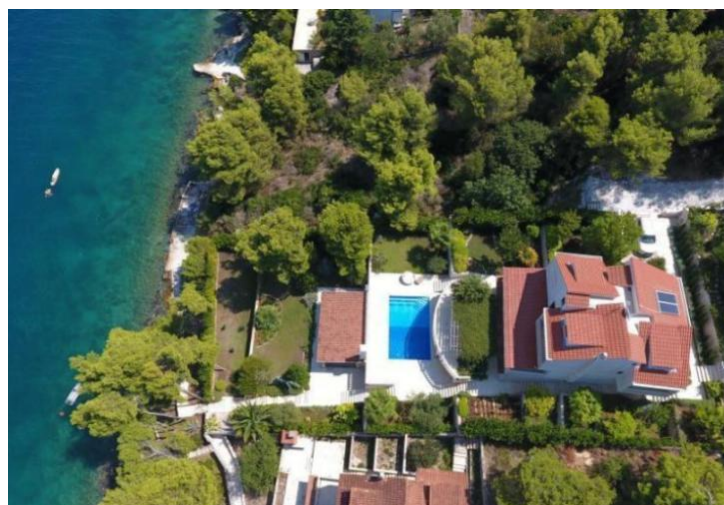


commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.



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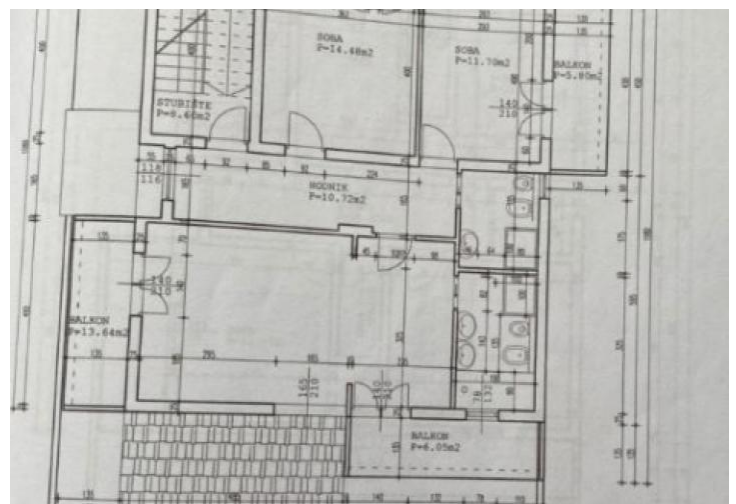
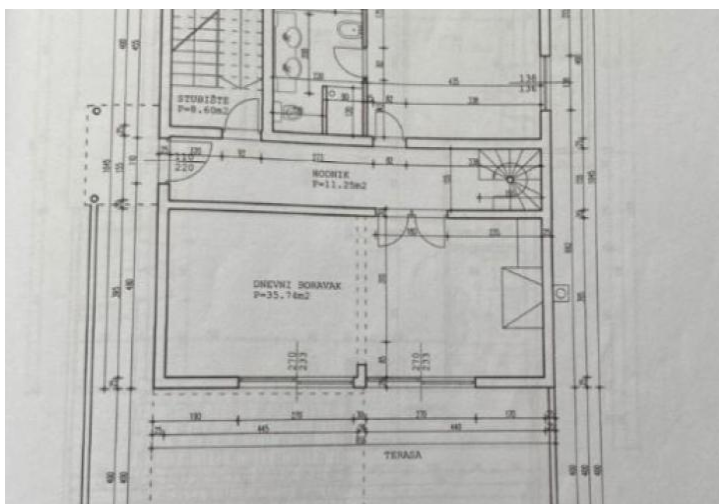
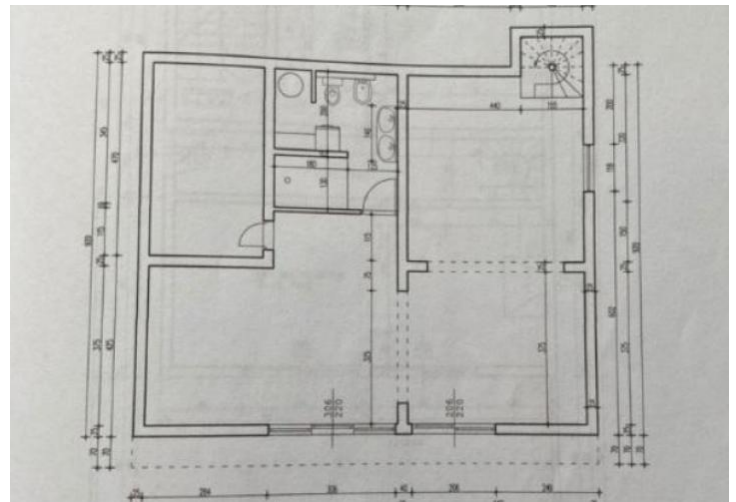
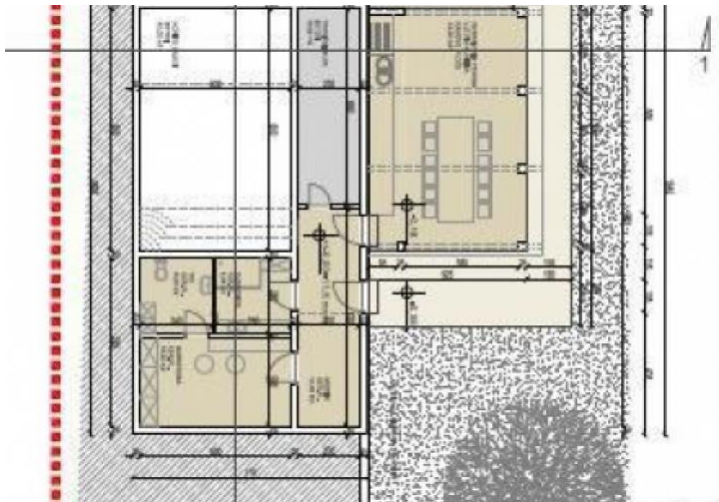


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