



280 m²

Mastrinka, Čiovo, Croatia

1 395 000 EUR / 34 407 675 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Veronika Pecková**  
PROJECT MANAGER

[veronika.peckova@luxent.cz](mailto:veronika.peckova@luxent.cz)  
+420 771 255 255

Order number	N7591	Price	1 395 000 EUR / 34 407 675 CZK
Address	Mastrinka, Čiovo, Croatia	Type	Houses
Category	Villa	Usable area	280 m²
Number of rooms	5 and more rooms	Land area	500 m²
Energy performance of the building	G - Extremely uneconomical	Device	Yes
Parking	Yes	Garage	Yes
Terrace	Yes	Swimming pool	Yes

## About real estate

We offer for sale a new modern villa with swimming pool, situated in the second row by the sea on the attractive Croatian island of Ciovo. This elegant property with a living area of 280 m<sup>2</sup> is located on a landscaped plot of 500 m<sup>2</sup>, just 50 meters from a beautiful pebble bay with crystal clear sea.

The villa is built to a high standard and offers comfortable facilities for both year-round living and premium recreation. The interiors are furnished with attention to detail, the furniture and technology used correspond to the latest trends in modern living.

Ground floor: spacious entrance hall with seating (smaller living room), separate bedroom with bathroom, utility room for the pool and garage for two vehicles.

1st floor: open concept living area with an over-equipped kitchen, spacious dining room and direct access to a large terrace with outdoor covered seating, heated pool and sun terrace.

2nd floor: three elegant bedrooms, each with en-suite bathroom and built-in wardrobe, access to a balcony with open sea views.

The property is fully air-conditioned, with underfloor heating in all bathrooms, security system (alarm, cameras), fire alarm, wifi network and automatic garden irrigation system. It is sold fully equipped and ready for immediate use.

Ciovo is a popular Dalmatian island connected by a bridge to the UNESCO listed historic town of Trogir. The location offers an ideal combination of peaceful surroundings, beautiful beaches and excellent accessibility - Split International Airport is approximately 15 minutes away. All amenities, restaurants, cafes and sporting activities can be found nearby.

This exceptional property is an ideal choice for discerning clients looking for comfort, privacy and a prime location by the sea.