



🏠 110 m<sup>2</sup> 📄 Čiovo, Croatia 🏠 600 000 EUR / 14 583 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Veronika Pecková**  
PROJECT MANAGER

veronika.peckova@luxent.cz  
+420 771 255 255

Order number	<b>N7428</b>	Price	<b>600 000 EUR / 14 583 000 CZK</b>
Address	<b>Čiovo, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>110 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>130 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Number of floors	<b>3</b>
Parking	<b>Yes</b>	Terrace	<b>Yes</b>
Swimming pool	<b>Yes</b>		

## About real estate

We offer for sale a modern luxury villa situated in an attractive location on the Croatian island of Čiovo in Central Dalmatia. The villa is located on an elevated site, offering breathtaking panoramic views of the sea and surrounding nature.

The villa has a total living area of 109.75 m<sup>2</sup> with a terrace of 130 m<sup>2</sup> and is thoughtfully laid out over three floors. On the ground floor there is an entrance hall and an open-plan living area connecting a modern kitchen, dining room, and living room. Glass walls provide plenty of natural light and direct access to the terrace with a swimming pool and sun loungers. The ground floor also includes a guest toilet.

The first floor has three spacious bedrooms. The master bedroom has its own en-suite bathroom, while the other two bedrooms share a second, fully equipped bathroom.

The second floor is designed for relaxation and socializing - here you will find a covered summer kitchen, a toilet, and a large uncovered terrace with a beautiful view, ideal for evening gatherings at sunset.

The property also includes a private swimming pool with a terrace, an outdoor barbecue, a landscaped garden with Dalmatian flora, and parking for several vehicles. The entire property is secured by a camera system.

This location is one of the most sought-after in Dalmatia - it is an ideal combination of peace and privacy with excellent access to the center of Trogir and the international airport in Split, which is only 10 km away.

There are currently four detached villas available, each with an emphasis on privacy and a high standard of living.

For more information or to arrange a viewing, please do not hesitate to contact us.