



360 m²

Čiovo, Croatia

2 600 000 EUR / 63 336 000 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	N7529	Price	2 600 000 EUR / 63 336 000 CZK
Address	Čiovo, Croatia	Type	Houses
Category	Villa	Usable area	360 m²
Number of rooms	5 and more rooms	Land area	566 m²
Energy performance of the building	G - Extremely uneconomical	Number of floors	3
Device	Yes	Parking	Yes
Garage	Yes	Terrace	Yes
Swimming pool	Yes		

## About real estate

We offer for sale an exceptional modern villa with open sea views, situated in a quiet location on the island of Čiovo in the Adriatic Sea off the coast of Central Dalmatia. The property is spread over a total area of 566 m<sup>2</sup> and offers 360 m<sup>2</sup> of living space spread over three floors with a luxurious layout. All living areas are south-facing, ensuring plenty of natural light throughout the day and beautiful views.

The villa's cascading design combines modern architecture with the natural surroundings. The lower floor consists of a relaxation area with a sauna, massage tub, bathroom, utility room, and bedroom with direct access to the terrace and garden. The raised ground floor offers an open-plan living area with a kitchen and dining room, a separate storage room, and a guest toilet. The upper floor has three spacious bedrooms, each with its own bathroom and panoramic views.

The villa is fully air-conditioned, fully furnished and equipped with modern technology. There is a garage and several outdoor parking spaces. The outdoor area is designed as an oasis of relaxation – with a sun terrace, swimming pool, summer kitchen with barbecue and carefully landscaped Mediterranean gardens.

The island of Čiovo is a popular destination for those seeking peace, sea and comfort within easy reach of the historic town of Trogir, a UNESCO World Heritage Site. The villa is located in an attractive residential area with excellent accessibility – Split Airport is only a 15-minute drive away. The proximity of romantic beaches, marinas, restaurants, and a rich cultural life make this property an ideal choice for vacation stays and year-round living. Thanks to its location and exceptional architecture, it is also a great investment opportunity in the premium tourist rental market.