



🏠 315 m<sup>2</sup> 📖 Čiovo, Croatia 💰 1 400 000 EUR / 33 964 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Veronika Pecková**  
PROJECT MANAGER

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

Order number	<b>N7541</b>	Price	<b>1 400 000 EUR / 33 964 000 CZK</b>
Address	<b>Čiovo, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>315 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>697 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Number of floors	<b>2</b>
Device	<b>Yes</b>	Parking	<b>Yes</b>
Garage	<b>Yes</b>	Terrace	<b>Yes</b>
Swimming pool	<b>Yes</b>		

## About real estate

We offer for sale an elegant modern villa with a heated pool and stunning views of the Adriatic Sea, located just 100 meters from the coast in one of the most sought-after parts of the island of Čiovo in Dalmatia, Croatia. The property is situated in a quiet location with excellent access to the historic center of Trogir and Split International Airport, offering the perfect balance between privacy, comfort, and infrastructure.

This two-story villa with a living area of 315 m<sup>2</sup> is set on a carefully landscaped plot of 697 m<sup>2</sup> and was completed in 2021. The architecture of the house combines contemporary design with functionality - large windows allow plenty of daylight to enter and connect the interior with the surrounding Mediterranean landscape. On the ground floor there are three comfortable bedrooms, each with its own bathroom and direct access to a sunny terrace. Upstairs there is a fourth bedroom, another bathroom and a spacious living area of 63 m<sup>2</sup>, which includes a living room, dining room and fully equipped kitchen. The living area has direct access to a spacious terrace with outdoor seating and a heated pool - an ideal place for relaxation and summer evening entertainment. This villa is an attractive option for those looking for a premium property for private use or as an investment in tourist rentals in one of the most promising areas of Dalmatia.

The island of Čiovo is known for its exceptional location - it is connected by a bridge to the mainland and the historic town of Trogir, which is listed as a UNESCO World Heritage Site. It offers a harmonious blend of a peaceful Mediterranean environment and easy access to services and entertainment. The crystal-clear sea, pebble beaches, and pine forests make Čiovo an ideal place to relax. Thanks to its proximity to Split Airport, the island is easily accessible from all over Europe, which underlines its potential for both seasonal and year-round use.