



🏠 135 m<sup>2</sup> 📄 Trogir, Croatia 💰 1 500 000 EUR / 36 457 500 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|                                    |                                   |                  |                                       |
|------------------------------------|-----------------------------------|------------------|---------------------------------------|
| Order number                       | <b>N7457</b>                      | Price            | <b>1 500 000 EUR / 36 457 500 CZK</b> |
| Address                            | <b>Trogir, Croatia</b>            | Type             | <b>Houses</b>                         |
| Category                           | <b>Villa</b>                      | Usable area      | <b>135 m<sup>2</sup></b>              |
| Number of rooms                    | <b>5 and more rooms</b>           | Land area        | <b>1 305 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>                            |
| Terrace                            | <b>Yes</b>                        | Swimming pool    | <b>Yes</b>                            |

## About real estate

We offer for sale a charming stone house set in greenery on a plot of 1305 sqm, offering a perfect retreat in complete privacy. Thanks to the completely fenced plot and carefully maintained Mediterranean garden, it is an ideal place for a peaceful life and recreation.

The house is divided into two floors. It has three comfortable bedrooms and a spacious living room connected to a fully equipped kitchen and dining room. The living area has direct access to a covered terrace, which flows seamlessly into the outdoor area with a swimming pool, hot tub, summer kitchen, and barbecue—all perfectly designed for relaxation and entertainment under the open sky.

The garden features a large 70 m<sup>2</sup> covered relaxation area with a bar, pool table, TV, sound system, and comfortable seating. A playground and other garden features contribute to the pleasant family atmosphere. Parking is available in several outdoor spaces directly in front of the house.

The property is located in a picturesque area near the famous historic town of Trogir, which is listed as a UNESCO World Heritage Site. This location is sought after for its excellent accessibility—Split International Airport is only 4 kilometers away, which is a huge advantage for travelers and potential visitors in terms of tourist rentals. The peaceful surroundings and natural environment ensure an undisturbed stay. The popular beach in the resort of Seget is just a 5-minute drive away. All amenities, restaurants, shops, and cultural attractions are within easy reach.