



420 m<sup>2</sup> | Trogir, Croatia | 2 500 000 EUR / 60 625 000 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	<b>N7848</b>	Price	<b>2 500 000 EUR / 60 625 000 CZK</b>
Address	<b>Trogir, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>420 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>350 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Terrace	<b>Yes</b>
Swimming pool	<b>Yes</b>		

## About real estate

We offer for sale an exclusive villa situated in a prestigious location on the Čiovo peninsula, in close proximity to the sea.

The villa has a total living area of 420 m<sup>2</sup> and is located on a plot of 350 m<sup>2</sup>. This is an exceptional project designed to the highest standard, with an emphasis on cutting-edge architecture, quality materials, and maximum living comfort. The property is sold fully furnished.

The villa is spread over three modern and precisely equipped floors. The main living floor offers a bedroom, bathroom, fully equipped kitchen with dining area, and a spacious living room with access to a generous terrace with a heated infinity pool, outdoor seating, and an adjoining private garden planted with Mediterranean vegetation.

On the second floor, there is a bedroom with its own bathroom and direct access to a terrace equipped with outdoor furniture and a jacuzzi. The third floor offers three bedrooms, each with its own bathroom, and access to a terrace partially covered by natural greenery, which creates a unique atmosphere of privacy and tranquility.

The interior of the villa is furnished to hotel standards and complemented by above-standard amenities such as a heated infinity pool, jacuzzi, private garden, home fitness center, sauna, fully equipped kitchen, and private cinema.

Only premium materials and technologies were used in the construction, including Schüco panoramic windows and doors, an OTIS elevator, Atlas porcelain tiles, Scheucher wooden floors, HansGrohe bathroom fixtures, Bosch kitchen appliances, and natural travertine.

One of the main advantages of the villa is the unobstructed sea views from all floors, which are enhanced by glass railings on the terraces. The villa has a private garage with two parking spaces and one outdoor parking space.

The property is located just 10 meters from the sea and approximately 780 meters from the historic center of Trogir. Split International Airport is only 4 km away, ensuring excellent transport links.

The price of the property is listed without VAT and will be increased by the statutory VAT rate.