



310 m<sup>2</sup> Trogir, Croatia 2 500 000 EUR / 61 562 500 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Veronika Pecková**  
PROJECT MANAGER

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

Order number	<b>N7520</b>	Price	<b>2 500 000 EUR / 61 562 500 CZK</b>
Address	<b>Trogir, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>310 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>466 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>	Garage	<b>Yes</b>
Terrace	<b>Yes</b>	Swimming pool	<b>Yes</b>
Lift	<b>Yes</b>		

## About real estate

We are offering for sale a modern villa on the island of Čiovo, situated on a plot of land with an area of 466 sqm. The living area of the villa is approximately 310 sqm and is spread across three floors. The villa is oriented to the north, offering a peaceful forest environment while being in close proximity to the town of Trogir.

The first floor includes a hallway, laundry room, bathroom, sauna, gym, and wardrobe. This floor also features a spacious garage for two vehicles. The second floor consists of three bedrooms, each with its own bathroom and access to a terrace with a magnificent sea view. The top floor offers an open living area, a hallway, and a guest toilet. The villa is air-conditioned with a heating, cooling, and ventilation system, has underfloor heating, and is sold fully furnished with custom-made high-quality furniture.

There is a private elevator available, and in addition to the garage, the property also offers two outdoor parking spaces. The villa stands out with its modern design, placed on a terraced plot, and its centerpiece is the rooftop terrace with a pool, sunbathing area, fireplace, summer kitchen, relaxation zone, and a massage tub. The entire property is landscaped and adorned with Mediterranean plants.

This property is the ideal choice for those who appreciate modern design and comfortable recreational facilities, whether for permanent residence or summer stays.