



## One apartment in a house with only 4 apartments in total For Sale in Okrug Donji Croatia



### Agent Info

Naam:	Niall Madden
Bedrijfsnaam:	Esales Property Limited
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Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefoon:	
Languages:	English
Website:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 743,077.33

### Locatie

Aanbevolen Auto Onderdelen:	Croatia
Postcode:	21223
Geplaatst:	30-03-2026
Omschrijving:	

One apartment in a house with only 4 apartments in total For Sale in Okrug Donji Croatia

Esales Property ID: es5554994

Put Punte 9-3, 21223, Okrug Donji, Croatia

Property Details –

Investment Opportunity: Sea-View Apartment in Okrug Donji

Apartment with Private Pool & Strategic Island Location

Discover a versatile real estate opportunity on the western tip of the island of Čiovo, in the peaceful village of Okrug Donji. This uniquely structured property, spanning 133.7 m<sup>2</sup> of internal space, functions as a hybrid between a large family house and a boutique apartment complex. Extensively renovated and featuring a private pool, this estate is perfectly positioned for high-yield seasonal rentals or as a multi-generational Mediterranean retreat.

Prime Location & Exceptional Accessibility



Okrug Donji is celebrated for its authentic Dalmatian charm and crystal-clear waters, offering a quieter alternative to the bustling tourist hubs while remaining exceptionally well-connected. The island is accessible via two bridges, ensuring that you are never isolated from the mainland's infrastructure.

- \* Sea Proximity: A mere 125-meter walk to the beach.
- \* Trogir: 10 minutes away (UNESCO World Heritage Site).
- \* Split: 30 minutes to the regional capital.
- \* Airport Connectivity: Split Airport (SPU) is just a 15-minute drive away, making this one of the most accessible island properties in Croatia for international travelers.

## Property Layout & Modern Amenities

Originally constructed in 2008 and fully renovated in 2013, the property features high-quality stone outdoor finishes and modern interior comforts. The building is designed with a separate entrance and private driveway, ensuring exclusivity.

## The Indoor Spaces:

The residence is divided into two well-appointed floors. The Ground Floor (approx. 70 m<sup>2</sup>) serves as the main living area, featuring an entrance hall, a kitchen with a living room anchored by a traditional fireplace, three bedrooms, and two bathrooms. The Upper Floor (approx. 64 m<sup>2</sup>) offers a secondary living area, a large bedroom, a bathroom, and a private terrace with sea views, complemented by significant attic storage.

## Outdoor Living & Infrastructure:

The outdoor area is designed for the Mediterranean lifestyle, centered around a 7 x 3.5 m swimming pool with an automatic chemical dosing system ( this pool belongs to apartment 4 only ). The grounds include:

- \* Three private parking spaces.
- \* A dedicated garden grill and stone-paved terraces.
- \* Mature fruit trees and a technical room for maintenance.
- \* Fully air-conditioned rooms and separate electricity meters for each unit, simplifying rental management.

## Investment Summary & Pricing

This property represents a 'turnkey' business or residence. With Croatia's real estate market in 2026 showing continued growth in the Adriatic sector, particularly for properties with sea views and private pools, this multi-unit villa offers both immediate rental income potential and long-term capital appreciation.

The property is offered at a total asking price of €650,000, which includes the villa fully furnished and equipped for immediate use. This valuation is divided into two primary segments: the indoor living



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spaces, featuring 4 bedrooms, 3 bathrooms, and 2 living areas, are priced at €465,500, while the exterior assets, including the 7×3.5m swimming pool, three dedicated parking spaces, and expansive stone terraces, are valued at €184,500. This comprehensive package represents a turnkey investment opportunity in one of the most accessible coastal regions of Croatia.

## ABOUT THE AREA

Okrug Donji is a charming coastal village located on the western side of the island of Čiovo in the Dalmatian region of Croatia. It is part of the Okrug municipality and is traditionally known for its peaceful atmosphere, far removed from the bustling crowds of larger tourist centers. The village is surrounded by lush Mediterranean vegetation, olive groves, and crystal-clear turquoise waters, making it an ideal destination for those seeking a quiet retreat that still captures the authentic spirit of a Croatian fishing village.

The coastline of Okrug Donji is characterized by a mix of pebble beaches, secluded rocky coves, and hidden swimming spots that offer incredible views of the neighboring islands of Šolta and Drvenik. Unlike its neighbor, Okrug Gornji, which is famous for its lively 'Copacabana' beach and beach bars, Okrug Donji maintains a slower pace of life. It is particularly popular for outdoor enthusiasts who enjoy scenic coastal walks, cycling trails, and diving in the pristine waters of the Adriatic.

Despite its island feel, Okrug Donji is highly accessible. The island of Čiovo is connected to the mainland and the UNESCO-protected historic city of Trogir by two bridges—the old stone bridge in the center and the modern 'Čiovo Bridge' opened in 2018. This connectivity allows residents and visitors to enjoy the seclusion of a quiet island village while being only a 15-minute drive away from the world-class dining, shopping, and historical landmarks of Trogir.

The nearest major airport is Split Airport (SPU), located approximately 12 km (about a 20-minute drive) from Okrug Donji. Because the airport is situated on the mainland just across from the island, the transfer is exceptionally quick and convenient, often involving a scenic drive across the new bridge. This proximity makes Okrug Donji one of the most accessible island-style destinations for international travelers flying into the Dalmatian coast.

## MAiN FEATURES:

- \* 134m<sup>2</sup> of living space
- \* 4 Bedrooms
- \* 3 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Croatia
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com



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## **Algemeen**

Slaapkamers: 4  
Badkamers: 3  
Afgewerkte vierkante meter: 134 m<sup>2</sup>  
Lot Afmeting: 500 m<sup>2</sup>

## **Rental details**

Furnished: Ja

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX8.287.682

