



## Sale, House, Čiovo, Okrug Gornji, Stand alone, 192m<sup>2</sup>



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 1,760,232.14

### Locatie

Aanbevolen Auto Onderdelen:	Croatia
Staat/Regio/Pronvincie:	Split-Dalmatia
Plaats:	Okrug Gornji
Postcode:	21223
Geplaatst:	27-02-2026

### Omschrijving:

Luxury Villa V11 with Pool and Sea View – Čiovo, Okrug Gornji In a quiet and discreet location in Okrug Gornji, in the Planikovica area on the island of Čiovo, construction has begun on a contemporary villa designed for those seeking a refined blend of elegance, privacy, and the Mediterranean lifestyle. Located just 80 meters from the crystal-clear sea, this property offers a rare balance of luxury, natural surroundings, and excellent transport connections. The modern architectural project is part of a thoughtfully designed residential complex comprising four detached villas and three smaller semi-detached buildings, set on a total land area of 5,717 m<sup>2</sup>. The layout ensures peace, privacy, and open sea views, with a strong focus on quality living and outdoor enjoyment. The building plot measures 452 m<sup>2</sup>, gently sloping from south to north, allowing unobstructed sea views. The villa's position provides a sense of seclusion without isolation. The historic town of Trogir, Split Airport, and the city of Split are all easily accessible by car, making this property ideal for permanent residence, holiday use, or investment. The villa is designed with an emphasis on openness, functionality, and comfort, arranged over three floors with a flat, non-walkable roof. The total gross built area is 222.64 m<sup>2</sup>, with an additional auxiliary building, while the net usable area amounts to 192,32 m<sup>2</sup>. Layout by Floors Ground Floor – 67.13 m<sup>2</sup> Entrance hall, two guest toilets, a spacious open-plan living room with dining area and kitchen, storage room, and technical room. First Floor – 64,47 m<sup>2</sup> Staircase and hallway, three bedrooms, two bathrooms, loggia, and balcony. Second Floor – 57,52 m<sup>2</sup> Staircase and hallway, bedroom, bathroom, covered terrace, and uncovered balcony. Auxiliary Building Storage/laundry room and technical room – total 3.20 m<sup>2</sup>. This villa represents an excellent opportunity for buyers seeking a high level of comfort, contemporary design, and a refined lifestyle in one of the most desirable areas of central Dalmatia. The island of Čiovo, located next to the UNESCO-protected historic town of Trogir, offers an exceptional



---

blend of natural beauty, crystal-clear sea, picturesque beaches and coves, as well as rich gastronomic and cultural experiences. The Mediterranean way of life is present in every detail, from seaside walks to active outdoor living.

Nieuw: Ja  
Gebouwd: 2026

## **Algemeen**

Slaapkamers: 4  
Badkamers: 3  
Afgewerkte vierkante meter: 192 m<sup>2</sup>  
Lot Afmeting: 452 m<sup>2</sup>

## **Building details**

Outdoor Amenities: Pool

## **Lease terms**

Date Available:

## **Additionele informatie**

Website URL: [http://www.arkadia.com/YXGS-T399/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/YXGS-T399/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: i34355

