



Sale, House, Čiovo, Okrug Gornji, Stand alone, 192m2



Agent Info

Name: ArKadia
Company Name:
Country: United Kingdom
Phone:
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale
Price: USD 1,754,837.87

Location

Country: Croatia
State/Region/Province: Split-Dalmatia
City: Okrug Gornji
ZIP code: 21223
Posted: Feb 27, 2026

Description:

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 m². The layout ensures peace, privacy, and open sea views, with a strong focus on quality living and outdoor enjoyment. The building plot measures 452 m², 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 m², with an additional auxiliary building, while the net usable area amounts to 192,32 m². Layout by Floors Ground Floor – 67.13 m² 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 m² Staircase and hallway, three bedrooms, two bathrooms, loggia, and balcony. Second Floor – 57,52 m² Staircase and hallway, bedroom, bathroom, covered terrace, and uncovered balcony. Auxiliary Building Storage/laundry room and technical room – total 3.20 m². 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.

New: Yes
Built: 2026

Common

Bedrooms: 4
Bathrooms: 3
Finished sq. ft.: 192 sq m
Lot Size: 452 sq m

Building details

Outdoor Amenities: Pool

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/YXGS-T399/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: i34355

