



**Čiovo, Modern villa in the second row to the sea with an open view**

*Croatia, Islands of the Adriatic sea*

<b>Price:</b>	<b>€ 1 550 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Year built</b>	2023
<b>Bedrooms</b>	4
<b>Number of rooms</b>	4
<b>Land area</b>	433 m2
<b>Area</b>	300 m2
<b>Category</b>	For sale



Čiovo, Okrug gornji, the exclusive position of a luxury villa by the sea, allows you to enjoy a panoramic view of the sea from all floors. The villa is located on the southern part of the island of Čiovo, 50 meters from the sea.

The villa is spread over a plot with a total area of 433 m<sup>2</sup>, it has a living area of 225.67 m<sup>2</sup>, which very elegantly extends over four floors. It consists of a basement, ground floor, first floor and roof terrace. All floors are interconnected by internal stairs and an elevator. Stairs have great functional value and are carefully designed to give the impression of luxury and functionality at the same time.

The villa is designed so that practically every room and every floor offers a unique view of the sea, and the house is full of light.

The basement is designed as a part where the new owners will be able to enjoy the sauna, gym and wine cellar. In this part there is also a bathroom and a room that will serve as a laundry room and a storage room. On this floor, in the outer part, there is a fireplace, a jacuzzi, a sunbathing area with a pool of 32 m<sup>2</sup> that provide a relaxing environment with a unique, open view of the sea.

This villa is a synonym for an extraordinary life that offers the highest level of comfort and the greatest privacy, and this is achieved, among other things, in the way that each of the three comfortable bedrooms on the ground floor has its own bathroom, one of which has direct access to the balcony of 12.88 m<sup>2</sup>.

On the first floor there is a kitchen, a dining room and a living room with access to a balcony of 15.41 m<sup>2</sup>, a toilet and a room with its own bathroom and wardrobe.

At the top is a roof terrace of 78.14 m<sup>2</sup> with a view from all four corners of the world.



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On the north side of the villa there is a paved parking lot for a minimum of six parking spaces.

The villa was carefully designed in such a way that great attention was paid to all the details. It is a truly exceptional property, ideal for lovers of the Mediterranean lifestyle who want to enjoy an enchanting natural environment, with contemporary architecture and comfort.

Completion of all works and moving in is possible at the beginning of summer 2023.

I am at your disposal for more information.

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