



🏠 237 m<sup>2</sup> 📄 Trogir, Croatia 💰 1 300 000 EUR / 32 591 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7592</b>	Price	<b>1 300 000 EUR / 32 591 000 CZK</b>
Address	<b>Trogir, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>237 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>1 056 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Number of floors	<b>2</b>
Device	<b>No</b>	Parking	<b>Yes</b>
Terrace	<b>Yes</b>	Swimming pool	<b>Yes</b>

## About real estate

We offer for sale a beautiful modern villa, located on a hill in a prestigious location of Trogir. The south-east facing villa has a usable living area of 237 m<sup>2</sup>, spread over two floors.

On the first floor there is an entrance area, a bedroom with en-suite bathroom, a practical storage room, a guest toilet and an open living area that connects the modern kitchen, dining room and living room. This space is ideal for socialising and family gatherings. An internal staircase leads to the second floor where you will find a hallway and three bedrooms, each with its own bathroom, ensuring maximum comfort for guests. From this floor there is access to two spacious uncovered terraces, offering breathtaking views of the surrounding countryside and the sea. The villa is equipped with underfloor heating and air conditioning in all rooms, ensuring a comfortable environment all year round. The property is being sold unfurnished, giving the future owners the opportunity to customize the interior to their liking.

Surrounding the villa is a beautifully landscaped garden with a swimming pool where you can relax and enjoy the sunny days. There are outdoor parking spaces. In addition, the villa has an adjacent plot on which additional buildings can be built according to the buyer's wishes, providing a great opportunity for expansion.

Trogir is one of the most sought after places on the Dalmatian coast, known for its picturesque architecture, UNESCO listed historic centre and easy access to other tourist sites. The town is ideal for those looking for a quiet environment with excellent access to beaches, restaurants and cultural activities, but at the same time do not want to lose contact with the bustling life of Split, which is only 30 minutes away. Its location and amenities make it a great choice not only for your own recreation, but also as an investment for tourist rentals.

Feel free to contact us for more information and to arrange a viewing of this unique property.