

# House Okrug Donji, Okrug, 218,26m2

**ID CODE:** ST2021

**Real estate:** House

**Offer type:** For sale

**Location:** Split-Dalmatia County, Okrug, Okrug Donji

**Price:** 1,330,000 €

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## Description:

We mediate in the exclusive sale of this beautiful villa located 2 rows from the sea.

\* The villa is located in a modern complex with 9 villas and a luxury residential building with a swimming pool.

\* The villas are positioned in such a way that they all have an open view of the sea.

This beautiful spacious villa is located just a few steps from the coast, offering an unobstructed view of the sea.

Interior space:

The villa offers a spacious interior with an open layout that allows for flexibility in decorating.

It consists of ground and first floor.

On the ground floor there are:

\*hallway, living room with dining room and kitchen, toilet, laundry room, storage room, gym, room/study, hallway with wardrobe and covered terrace.

\*A large glass wall offers a wonderful view of the sea and allows for plenty of natural light that illuminates the room. In addition, a glass wall leads to a huge covered terrace, creating a perfect blend of indoor and outdoor space, ideal for relaxing and entertaining.

On the first floor there are:

- \* 3 bedrooms, 2 wardrobes, 2 bathrooms.
- \* 2 bedrooms have their own bathroom and dressing room, each bedroom has access to a balcony with an unobstructed view of the sea.

The villa is sold unfurnished and awaits personalization according to your preferences.

Outdoor:

The outdoor space of this villa is a true paradise for relaxation and fun.

A large swimming pool with a nearby terrace offers the opportunity to enjoy sunbathing and refreshment.

The spacious covered terrace is ideal for outdoor meals and socializing with family and friends with a beautiful view of the sea, providing you with total privacy.

Essential characteristics:

- \* Heat pumps for the pool
- \* Outdoor shower
- \* Solar power with batteries
- \* Private road with ramp
- \* Garage and outdoor parking space
- \* approx. 10m to the beach, which is located just below the complex, buoys will be available for use by boats up to approx. 25m in length.

\*The total area of the plot is 624m<sup>2</sup>.

\* Gross living area: 218.26 m<sup>2</sup>.

\* Gross area of the garden: 405.74 m<sup>2</sup>.

\*The villa is equipped with high-quality equipment and materials and maximum energy efficiency.

\* These elements listed above together create a living environment that exceeds construction quality standards, offering not only a home but also long-term satisfaction and comfort.

\* Complete completion of works and moving in by the 12th of the month. 2025 year.

Okrug Donji is a picturesque village located on the island of Čiovo, connected to the mainland by a bridge near the UNESCO city of Trogir. Known for its exceptional coastline and crystal clear Adriatic Sea, Okrug Gornji attracts visitors with its natural beauty and Mediterranean charm.

The resort offers a variety of beaches, from colorful pebble coves to sandy beaches, creating an ideal environment for relaxing and enjoying the sun. With a rich gastronomic offer, traditional restaurants and cafes, visitors can experience authentic Dalmatian cuisine.

\*Distance:\*

- Split: 32 km
- Trogir: 2 km
- Airport: 6 km

For more information and viewing, contact us:

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**Square size:** 218 m<sup>2</sup>

**Plot square size:** 406 m<sup>2</sup>

**Total floors:** 1

**Total rooms:** 4

**Bedrooms:** 3

**Bathrooms:** 3

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**Water:** Yes

**Electricity:** Yes

**Balcony:** Yes

**Intercom:** Yes

**Alarm:** Yes

**For the handicapped:** Yes

**Terrace:** Yes

**Sea views:** Yes

**Swimming pool:** Yes

**Equipment:** unfurnished

**Storage space:** Yes

**Number of floors:** single storey

**House type:** villa

**Year of construction:** 2025

**Heating:** air conditioning

**Garage:** Yes

**More parking spaces:** Yes

**Building permit:** Yes

**Energy Class:** energy certificate

**Title deed:** Yes

**Park:** Yes

**Sports Center:** Yes

**Post:** Yes

**Kindergarten:** Yes

**School:** Yes

**Public transport:** Yes

**Bus line:** Yes

**Playground:** Yes

**Flask:** Yes

**Markets:** Yes

**Near to the sea:** Yes

**House by the sea:** Yes

**Fairy:** Yes

**Swimming pool:** Yes

**Distance from the sea:** 10 m

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