



Code :	MAV2407
Location :	Trogir
Building size :	345 m2
Lot size :	1075 m2
Distance from sea :	50 m
Number of rooms :	4
Year of built :	n/a
Heating :	heat pump
Energy efficiency :	processing

Price :	2.850.000 €
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Makler-Courtage von 3% zzgl. den gesetzlichen Mwst ist bei Vertragsabschluss fällig.

## An elegant luxury villa in a unique location right by the sea

A newly built luxury villa for sale offers a unique experience of living right on the coast, with magnificent views of the crystal clear sea and nearby islands. Situated in a prestigious location, near the historic town of Trogir and picturesque Rogoznica, this luxury property offers the perfect blend of modern design and Mediterranean charm.

The villa is spread over a plot of 1,075 m<sup>2</sup>, with a total of 345 m<sup>2</sup> of living space spread over two floors. Designed as an oasis of peace and relaxation, it stands out with its contemporary interior and numerous luxurious amenities.

The exterior of the villa is adorned with a facade of hand-crafted stone, large glass surfaces and an open floor plan, creating a combination of modern elegance and natural light. The spacious glass walls provide unobstructed views of the sea and direct access to the outdoor terrace with a 70 m<sup>2</sup> infinity pool.

The ground floor includes a living room, dining room, kitchen, exercise area, toilet and storage room. Upstairs there are four bedrooms, each with its own bathroom and balcony with sea view.

The villa's grounds are further enhanced by terraces leading to the beach, a summer kitchen with dining table and a hot tub, providing the perfect place to enjoy the outdoors.

The villa is built to the highest standards, equipped with top-quality materials, underfloor heating, a heat pump and an A+ energy certificate. It is sold fully furnished and includes a garage for several vehicles with direct access to the interior.

The exceptional location, luxurious amenities and close proximity to the sea make this villa the perfect residence for those looking for an exclusive home or a luxurious vacation spot.

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