



Seaside land with  
building permit

TROGIR

Croatia | Sotheby's  
INTERNATIONAL REALTY

# Seaside land with building permit



**LIVING AREA**  
**0 m<sup>2</sup>**



**PLOT SIZE**  
**600 m<sup>2</sup>**



**PRICE**  
**0 €**



**BATHROOMS**



**ROOMS**

**CONTACT**  
**Ivana Marković**

Grljevačka 2a, 21312 Podstrana  
m: 00385 (0)916027672  
[info@sothebysrealty.hr](mailto:info@sothebysrealty.hr)  
[www.sothebysrealty.hr](http://www.sothebysrealty.hr)

Each Office is Independently Owned and Operated

This unique land with a building permit for constructing a luxury villa is located in an attractive position, in the first row to the sea, in a small picturesque town near Trogir. It represents an exceptional investment opportunity to create an impressive home in a spectacular environment, inviting you to relax and enjoy a pleasant Mediterranean ambiance. The Trogir Riviera has become an attractive tourist destination, boasting beautiful beaches, crystal-clear sea, hidden coves, and almost untouched nature. The land extends over 600 m<sup>2</sup>, offering a spectacular sea view and ensuring complete privacy and a peaceful stay. On the land, the construction of a modern luxury villa is planned, spanning across three levels (ground floor and two floors) with 300 m<sup>2</sup> of gross surface. The open-concept ground floor features an entrance area with an adjoining wardrobe and toilet, a kitchen, a dining area, and a spacious living room. The living area has direct access to a beautifully designed outdoor space with a terrace, dining area, pool with sunbathing area, and a lounge zone, creating a perfect space for gatherings with family and friends. On the first floor are two en-suite bedrooms, both with access to a balcony with an open sea view. The second floor also features two bedrooms, each with a bathroom and access to a spacious balcony. Internal stairs and an elevator connect all levels, and the villa has a garage. The modern design of the villa, featuring large glass surfaces, contributes to a sense of openness and constant connection with the inspiring nature surrounding it. This land represents a unique opportunity in the market, ideal for those who appreciate a tranquil seaside environment, comfort, and an authentic Mediterranean lifestyle. With an exceptional location, direct access to the sea, and a modern and sophisticated design, this villa becomes a perfect retreat for those who seek elegance and relaxation by the sea, away from the hustle and bustle of the city, offering absolute comfort and enjoyment of nature and luxurious amenities. It is important to note that this land offers additional advantages due to its proximity to the international airport, several nautical and tourist ports, and two national parks.

## AMENITIES

Seafront ✓

Seaview ✓

