



# Villa Amarea

TROGIR

Croatia | Sotheby's  
INTERNATIONAL REALTY

# Villa Amarea



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



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



**PRICE**  
**2.650.000 €**



**BATHROOMS**  
**5**



**ROOMS**  
**5**

**CONTACT**  
**Ivana Marković**

Grljevačka 2a, 21312 Podstrana  
m: 00385 (0)916027672  
info@sothebysrealty.hr  
www.sothebysrealty.hr

Located in one of the most alluring seafront sites in Dalmatia, the island of Ciovo, this luxurious newly built villa combines the best of two worlds – an indigenous Mediterranean lifestyle and pure modernism. Villa Amarea stands out for its exclusive seafront position and provides a high standard of living, offering utmost comfort and functionality. Ciovo is connected to the city of Trogir by a bridge and has developed into one of the most attractive tourist destinations on the Adriatic, offering plenty of bays, beaches, and historical sights. Čiovo is an ideal location to explore and experience the joy of pure relaxation and a Mediterranean lifestyle. The crystal clear Adriatic and stunning sea views make Villa Amarea unique in its surroundings, enabling every guest a magnificent experience and lasting sensations of well-being. The proximity of the airport, several nautical and tourist ports, and two national parks are just some of the additional benefits. Villa Amarea is located on a 700 m<sup>2</sup> plot and extends over 350 m<sup>2</sup> of living space elegantly spread over three floors. The open concept ground floor features a kitchen, dining room, spacious living room, two bedrooms, two bathrooms, kitchenette, storage room, and guest toilet. Large glass walls open the living area to the carefully designed outside space featuring a spacious terrace with a spectacular sea view, a heated swimming pool with a sun deck, and a lounge area. This space is ideal for soaking up the scenery and enjoying the refreshing natural ambiance, often enhanced by blissful sunsets. Internal stairs lead to the upper floor with three ensuite bedrooms, a terrace with a hot tub with and stunning sea view, and a laundry room. There is a roof terrace on the top floor with spectacular sea views, and is an ideal place for complete relaxation and enjoyment. The top floor also features a garage, and the villa also has outdoor parking for several vehicles. This sophisticated property is ideal for everyone who aspires to live by the sea with easy access to some of the most attractive tourist sites in the Mediterranean, but it also has immense potential as a vacation rental home.

## AMENITIES

Balcony ✓ Energy certificate ✓ Garden ✓ Parking ✓ Pool ✓ Seafront ✓ Seaview ✓ Terrace ✓

