



# Villa Royale

TROGIR

Croatia

Sotheby's

INTERNATIONAL REALTY

# Villa Royale



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



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



PRICE  
**1.700.000 €**



BATHROOMS  
**6**



ROOMS  
**4**

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Villa Royale is a luxurious modern villa under construction, situated in an exclusive seafront position, on the southern side of the Čiovo Island. With its exceptional location, impressive contemporary design, and numerous glass surfaces, Villa Royale offers an extraordinary blend of comfort, elegance, functionality, and spectacular sea views. Villa Royale enjoys a favorable position in one of the most attractive coastal areas of Dalmatia, the island of Čiovo, connected by a bridge to Trogir and which has developed into one of the most desirable tourist destinations on the Adriatic, offering plenty of coves, beaches, and historical landmarks. This impressive villa is being built on a 500 m<sup>2</sup> plot and extends to 420 m<sup>2</sup> of living space, elegantly distributed over four levels - basement, ground floor, and two upper floors. The basement offers various amenities, including a tavern with a kitchen and access to a beautifully landscaped garden, a fitness area, a sauna, a toilet, and a laundry room. This level also includes a garage, and the villa offers outdoor parking. The ground floor is designed as an open space with a modern kitchen, a spacious dining area, and an elegant living room. The living area opens up towards a carefully designed terrace with an incredible open sea view. The spacious terrace is designed for year-round enjoyment and relaxation. It includes a heated infinity pool with a sun deck, a lounge area, and an outdoor dining area with a barbecue, providing an ideal setting for scenic al fresco dinners with your friends or family. The ground floor also features a storage room, a toilet, and a wardrobe. On the first floor are three elegant bedrooms, each with a bathroom. Two bedrooms have private balconies offering spectacular sea views. The top floor is reserved for the master suite, which includes a private bathroom, a walk-in closet, and direct access to a balcony with enchanting sea views. This peaceful oasis offers absolute privacy with an exceptional touch of luxury. The entire interior of the villa is bathed in natural light and allows for constant sea views. An idyllic garden filled with Mediterranean trees and plants surrounds the villa, creating a beautiful tranquil ambiance and a relaxing atmosphere. The estimated completion date is spring of 2025, resulting in an ultimate hedonistic retreat. In addition to its exceptional location, direct access to the sea and the beach, and modern and sophisticated design, it is essential to emphasize the proximity to the international airport, several nautical and tourist ports, ...

## AMENITIES

Balcony ✓ Fitness ✓ Garden ✓ Parking ✓ Pool ✓ Sauna ✓ Seafront ✓ Seaview ✓ Terrace ✓

