



# Villa Ruby

TROGIR

Croatia

Sotheby's  
INTERNATIONAL REALTY

# Villa Ruby



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



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



PRICE  
**0 €**



BATHROOMS  
**5**



ROOMS  
**5**

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Located on the island of Čiovo, villa Ruby offers a calming environment, proximity to naturally carved bays and pebble beaches, and numerous historical sites, such as the town of Trogir, connected to Čiovo by the bridge. The Trogir Riviera has become an attractive tourist destination, boasting beautiful beaches, crystal-clear sea, hidden coves, and almost untouched nature. Villa Ruby is a luxurious three-floor villa completely covered in Brač stone. It is set on a 1.500 m2 split and extends over 980 m2 of living space. On the ground floor is a spacious bedroom with a private bathroom and a terrace, a kitchen and dining room, a living room with a fireplace, a SPA area with a hammam, a Russian sauna, a small indoor pool, a relaxation area, and a bathroom. This floor also features a large dressing room, laundry room, wine cellar, pool table area, access to the technical room, and a garage for three cars. On the first floor is a furnished kitchen-dining room, living room with fireplace, bedroom with a private bathroom, and a large terrace connected to the barbecue area. On the second floor is a master bedroom with a large bathroom, walk-in closets, and access to a spacious terrace overlooking the sea. On this floor are also two children's rooms with bathrooms and walk-in closets. Villa Ruby also features an apartment with a private entrance consisting of one bedroom, bathroom, kitchen, and living room. A well-organized courtyard area with stone elements features an outdoor heated swimming pool and a beautiful garden with a selection of Mediterranean trees and herbs. You can also enjoy a large barbecue area with a grill, an open dining room on the terrace, and a sunbathing area near the swimming pool. The villa has central heating, air-conditioning, air and water purification systems, solar panels, and video surveillance systems. It is essential to note the proximity to the international airport, several nautical and tourist ports, and two national parks. With an exceptional location and sophisticated design, Villa Ruby is a true Mediterranean retreat and is ideal for those who seek elegance and relaxation by the sea, away from the hustle and bustle of the city, making it one of this area's most exclusive holiday residences in the area.

## AMENITIES

Balcony ✓   Energy certificate ✓   Fitness ✓  
Furnished ✓   Garden ✓   Parking ✓   Pool ✓   Sauna ✓   Seafront ✓  
Seaview ✓   Terrace ✓

