

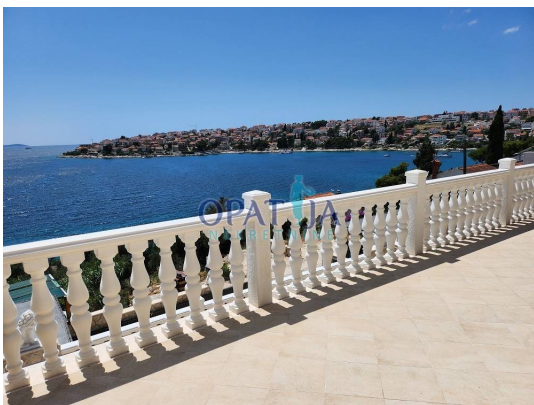
ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: info@istria-adria.com

web: istria-adria.com

info: +386 59 200 071



Code :	00776
Location :	Okrug
Building size :	446 m2
Lot size :	308 m2
Garden size :	0.00 m2
Number of floors :	3
Number of bedrooms :	5
Number of rooms :	9
Number of bathrooms :	4
Garage :	Yes
Air conditioning :	Yes
Energy efficiency :	Not specified

Price : 850.000 €

Trogir/Okrug - Exclusive House with 4 Apartments, 10 kW Solar System, Summer Kitchen, and Jacuzzi - Stunning Sea Views
This stunning property on the Dalmatian coast combines modern living with Mediterranean charm. Located just 50 meters from the sea, it is perfect for families, investors, or as a luxurious holiday home.

Key Features:

Living Space: Smartly designed across four floors

Land Area: 446 m², with a beautifully landscaped Mediterranean garden

Terraces: Spacious outdoor areas, perfect for relaxation and entertaining

Summer Kitchen: Fully equipped and covered, ideal for outdoor cooking

Jacuzzi: Covered relaxation area for ultimate comfort

Sea Views: Unobstructed, breathtaking views of the turquoise Adriatic from every apartment

Layout:

Ground Floor:

Garage

Studio apartment

First Floor:

1-bedroom apartment with bathroom, kitchen/living room, and large terrace

Second Floor:

2-bedroom apartment with bathroom, kitchen, spacious living room, and panoramic terrace

Third Floor (newly built in 2024):

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1-bedroom apartment with bathroom, kitchen/living room, and balcony with stunning sea views

Additional Features:

Connections: Fully prepared for sewer system installation

Air Conditioning: In all apartments for heating and cooling

Additional Heating Options: Pre-installed connections for a wood or pellet stove

Underfloor Heating: Available in the top-floor apartment for extra comfort

Energy Efficiency: 10 kW solar system installed in 2024

Parking: Space for up to 4 vehicles

Location:

Situated in a sought-after hillside location in Okrug, near Trogir, the property offers a rare combination of privacy, tranquility, and excellent access to local attractions and amenities.

Distance to the Sea:

Only 70 meters - an ideal location for beach lovers.

Price: €850,000 + 3.75% agency fee (VAT included).

Viewings and Contact:

Property details are available exclusively to registered clients.

Viewings are available by appointment after signing a brokerage agreement. Our team provides full support in German and Croatian throughout the entire buying process.

Don't miss out on this exceptional opportunity!