**EURO PARTNER**
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| | |
|---|---|
| **Code :** | 00171 |
| **Location :** | Trogir |
| **Building area :** | 260 m2 |
| **Land area :** | 750 m2 |
| **Number of bedrooms :** | 6 |
| **Number of bathrooms :** | 6 |
| **Number of toilets :** | 4 |
| **Distance from the center :** | 100 m |
| **Distance from the sea :** | 10 m |

## Price : 1.200.000 €

### BUILDING

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|---|---|
| **Number of rooms :** | 8 |
| **Number of floors :** | 2 |
| **Energy class :** | in preparation |

### AMENITIES

| | |
|---|---|
| **Sea view :** | Yes |
| **Terrace :** | Yes |
| **Number of parking spaces :** | 8 |
| **Pool :** | Yes |

### HEATING & COOLING

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|---|---|
| **Air conditioning :** | Yes |

### INFRASTRUCTURE

| | |
|---|---|
| **Electricity :** | Yes |
| **Sewerage :** | Yes |

### DOCUMENTATION

| | |
|---|---|
| **Ownership certificate :** | Yes |
| **Building permit :** | Yes |
| **Occupancy permit :** | Yes |

We are selling a beautiful house on the first row to the sea with direct access to the beach! The house is located in a well-known tourist resort on the island of Čiovo. The house has a beautiful open view of the sea and the Dalmatian coast.
The house has 260 m2 of living space, which extends over 3 floors, and is located on a plot of land measuring 750 m2.
On the ground floor there is a garage of approximately 80 m2, where part of the space serves as a storage room. On this floor there is also an additional room with a view of the sea, which once served as a summer kitchen, and today this space has been turned into a mini gym, that is, a space for recreation and entertainment.
On the first floor, there is a comfortable living room, kitchen and dining room, as well as an exit to a large terrace with a gazebo and a fireplace and a view of the sea. There is also a small storage room, as well as two bedrooms and two bathrooms.
On the second floor, which is reached by an internal staircase, there are four additional rooms, three of which have a sea view and two

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bathrooms.
The low attic is not connected by a staircase but has an external entrance.
In the yard there is a swimming pool with a sunbathing area, a jacuzzi, a playground and mini-football.
The charm of this property is in the proximity of the sea and the beach, which is only a one step away from house!
8 parking spaces are provided.