

## EKSKLUZIVNA PRODAJA- VILLA 1, Okrug, House



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

|                   |                              |
|-------------------|------------------------------|
| Title:            | EKSKLUZIVNA PRODAJA- VILLA 1 |
| Property for:     | Sale                         |
| House type:       | detached                     |
| Property area:    | 193 m <sup>2</sup>           |
| Lot Size:         | 431 m <sup>2</sup>           |
| Number of Floors: | 1                            |
| Bedrooms:         | 4                            |
| Bathrooms:        | 2                            |
| Price:            | 888,000.00 €                 |
| Updated:          | Apr 15, 2024                 |

### Condition

|        |      |
|--------|------|
| Built: | 2025 |
|--------|------|

### Location

|                        |                               |
|------------------------|-------------------------------|
| Country:               | Croatia                       |
| State/Region/Province: | Splitsko-dalmatinska županija |
| City:                  | Okrug                         |
| City area:             | Okrug Donji                   |
| ZIP code:              | 21223                         |

### Permits

|                        |     |
|------------------------|-----|
| Building permit:       | yes |
| Ownership certificate: | yes |



### Additional information

|                    |                |
|--------------------|----------------|
| Energy efficiency: | In preparation |
|--------------------|----------------|

### Parking

|         |     |
|---------|-----|
| Garage: | yes |
|---------|-----|

### Description

|              |   |
|--------------|---|
| Description: | We mediate in the exclusive sale of this beautiful villa in a great location. * The |
|--------------|---|

villa is located in a modern complex with 9 villas and a luxury residential building with a swimming pool. \* The villas are positioned in such a way that they all have an open view of the sea. This beautiful spacious villa is located just a few steps from the coast, offering an unobstructed view of the sea. Interior space: The villa offers a spacious interior with an open layout that allows for flexibility in decorating. It consists of ground and first floor. On the ground floor there are: \*living room with dining room and kitchen, toilet, laundry room, storage room, gym and covered terrace. \*A large glass wall offers a wonderful view of the sea and allows for plenty of natural light that illuminates the room. In addition, a glass wall leads to a huge covered terrace, creating a perfect blend of indoor and outdoor space, ideal for relaxing and entertaining. On the first floor there are: \* 3 bedrooms, 2 wardrobes, 2 bathrooms. \* 2 bedrooms have their own bathroom and dressing room, each bedroom has access to a balcony with an unobstructed view of the sea. The villa is sold unfurnished and awaits personalization according to your preferences. Outdoor: The outdoor space of this villa is a true paradise for relaxation and fun. A large swimming pool with a nearby terrace offers the opportunity to enjoy sunbathing and refreshment. The spacious covered terrace is ideal for outdoor meals and socializing with family and friends with a beautiful view of the sea, providing you with total privacy. Essential characteristics: \* Heat pumps for the pool \* Outdoor shower \* Solar power with batteries \* Private road with ramp \* Garage and outdoor parking space \* approx. 20m to the beach, which is located just below the complex, buoys will be available for use by boats up to approx. 25m in length. \*The total area of the plot is 624m<sup>2</sup>. \* Gross living area: 193.88 m<sup>2</sup>. \* Gross area of the garden: 430.12 m<sup>2</sup>. The villa is equipped with high-quality equipment and materials and maximum energy efficiency. \* These elements listed above together create a living environment that exceeds construction quality standards, offering not only a home but also long-term satisfaction and comfort. \* Complete completion of works and moving in by the 12th of the month. 2025 year. Okrug Donji is a picturesque village located on the island of Čiovo, connected to the mainland by a bridge near the UNESCO city of Trogir. Known for its exceptional coastline and crystal clear Adriatic Sea, Okrug Gornji attracts visitors with its natural beauty and Mediterranean charm. The resort offers a variety of beaches, from colorful pebble coves to sandy beaches, creating an ideal environment for relaxing and enjoying the sun. With a rich gastronomic offer, traditional restaurants and cafes, visitors can experience authentic Dalmatian cuisine. \*Distance:\* - Split: 32 km - Trogir: 2 km - Airport: 6 km For more information and viewing, contact us: \*Petra Pahor\* +385 91 302 2789 [petra.pahor@dogma-nekretnine.com](mailto:petra.pahor@dogma-nekretnine.com) \*Dora Radujko\* +385 91 956 5822 [dora.radujko@dogma-nekretnine.com](mailto:dora.radujko@dogma-nekretnine.com) ID CODE: ST2015

## Additional contact info

Reference Number: 569780  
Agency ref id: ST2015