

## LUKSUZNA I PRELIJEPA MEDITERANSKA VILA, Trogir, House



### Seller Info

Name: Dogma Nekretnine  
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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:	LUKSUZNA I PRELIJEPA MEDITERANSKA VILA
Property for:	Sale
House type:	detached
Property area:	690 m <sup>2</sup>
Lot Size:	14200 m <sup>2</sup>
Bedrooms:	17
Price:	2,500,000.00 €
Updated:	Oct 29, 2024

### Location

Country:	Croatia
State/Region/Province:	Splitsko-dalmatinska županija
City:	Trogir
City area:	Trogir
ZIP code:	21220



### Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes

### Parking

Garage:	yes
Number of parking spaces:	7

### Description

Description: LUXURY AND BEAUTIFUL MEDITERRANEAN VILLA Near of the Trogir and Split, on the slopes of Kozjak, isolated from the crowds and with a beautiful view of the Kastela Bay and Split, there is a luxurious beautiful Mediterranean villa. It is located on a fenced property of 14,200 m<sup>2</sup>, and next to the villa there is an olive grove with 350 olive and almond trees. This luxury villa is located in the heart of the historic region of Dalmatia. Known for its natural beauty, crystal clear sea and homemade food and wines. The Dalmatian coast is one of the most popular tourist destinations in Europe, and two favorite places of visitors, the city of Trogir (7 km away) and Split (25 km away), are located very close to the villa. Although only a few minutes' drive away from these two UNESCO World

Heritage Cities, as well as many other national parks and attractions, the villa has a very quiet environment, with just one more house within half a mile. This luxury villa was built in 2012. The villa is in touristic offer for high demand and provides guests with top luxury accommodation. It has the gym, outdoor pools, terrace next to each room, luxury bathrooms with jacuzzi, beautiful living rooms with beautiful and rich interior. More than enough parking, garages, central underfloor heating and much more... The olive grove with 350 trees located next to the villa, in addition to the beautiful atmosphere, a wonderful place to relax and walk, also provides an excellent business opportunity, because the olive grove is in its best years and has very high yields. The oil is of exceptional quality, and on the property, there is a room for storing, serving, and enjoying olive oil and other Dalmatian delicacies. The buildings on the property consist of the Main House, and it also includes an additional apartment, pool house, pool and pool area with outdoor dining area, summer kitchen and barbecue, garages, wine and olive oil cellar, olive grove and children's playground and several gardens. The main house is built in a cascade and spreads over 3 floors. On the first floor there is a kitchen, dining room, living room connected to the work / library part of the gallery, two bedrooms and two bathrooms. The second floor consists of a bedroom with bathroom, apartment with living room, one bedroom, bathroom and a bedroom on the mezzanine floor on the third floor. All rooms have access to a loggia / terrace / balcony with garden furniture. LAND AREA TOTAL AREA SURFACE is 14.200 m<sup>2</sup>, of which: Built and constructed area 1.770 m<sup>2</sup> Area with possibility (permit) for additional construction 1.900 m<sup>2</sup> Agricultural area 10.530 m<sup>2</sup> (olive yard with 350 trees 15 years old + 600 m<sup>2</sup> of lawns and vegetable garden) BUILDINGS TOTAL NET AREA SURFACE OF BUILDINGS is 690 m<sup>2</sup>, of which: 1. MAIN HOUSE - Dimensions 18,7m\*20,5m, total net surface area 350 m<sup>2</sup> - Lower level 187 m<sup>2</sup>, upper level 163 m<sup>2</sup> + mezzanine 30 m<sup>2</sup> 2. ADITIONAL APARTMENT AND GARAGES - dimensions 6,85\*5,55; total surface area 155 m<sup>2</sup> - Apartment 80 m<sup>2</sup> on upper level + 35 m<sup>2</sup> on lower level - Garages 40 m<sup>2</sup> on lower level 3. WINE & OLIVE OIL CELLAR - dimensions 12,55m\*5,55m, surface area 55 m<sup>2</sup> 4. POOL HOUSE - dimensions 8,55m\*5,7m; total surface area 60 m<sup>2</sup> - pool house & terrace 38 m<sup>2</sup> + gym and bathroom on the lower level 22 m<sup>2</sup> 5. POOL & POOL TECHNIC ROOM - POOL : dimensions 4,5m\*10,5m, depth 1.2m-1,8m; total surface area 47 m<sup>2</sup> - POOL TECHNIC ROOM: surface area 8 m<sup>2</sup> 6. WATER WELL - dimensions 3,5m\*6,55m, depth 2,2 m; volume 40 m<sup>3</sup>. Beautiful luxury villa, in a great location and position. Don't miss the opportunity. Contact us with confidence. Damir Varošanec 00 385 (0) 99 733 5307 ID CODE: 112246

## Additional contact info

Reference Number: 676785  
Agency ref id: 112246