



🏠 320 m<sup>2</sup> 📄 Rogoznica, Croatia 🏠 980 000 EUR / 24 049 200 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Veronika Pecková**  
PROJECT MANAGER

veronika.peckova@luxent.cz  
+420 771 255 255

Order number	<b>N7832</b>	Price	<b>980 000 EUR / 24 049 200 CZK</b>
Address	<b>Rogoznica, Croatia</b>	Type	<b>Houses</b>
Category	<b>Family House</b>	Usable area	<b>320 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>470 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Parking	<b>Yes</b>
Balcony	<b>Yes</b>	Terrace	<b>Yes</b>
Swimming pool	<b>Yes</b>		

## About real estate

We are offering for sale a modern villa with a swimming pool in the prestigious location of Rogoznica, just 70 meters from the sea. This exceptional modern villa is situated on a carefully landscaped plot of 472 m<sup>2</sup> and offers a total living area spread over four floors, providing comfortable space for family living and recreational stays.

In the basement of the house, you will find a bathroom and two universal rooms, suitable for example as a home office, games room or fitness area. The ground floor consists of an open-plan concept connected to a spacious living room, kitchen, dining room, and bedroom, complemented by a bathroom and pantry. This floor offers direct access to a heated swimming pool and a large sun terrace, which, together with the carefully landscaped garden, provides an ideal space for relaxation, rest, and social activities.

The first floor, accessible by an internal staircase, offers three bedrooms, each with its own loggia, bathroom, and separate toilet. The second floor, also connected by a staircase, includes three more bedrooms with loggias, a bathroom, and a toilet. This layout ensures maximum comfort for the whole family or guests.

The villa does not have a classic roof, but a flat terrace with solar panels and outdoor air conditioning units. With minor modifications, this space can be used as a relaxation area with breathtaking views of the sea and sunsets, ideal for meditation or sitting and enjoying the evening panorama. The garden is centrally oriented around a 31 m<sup>2</sup> heated pool and a large sun terrace. The outdoor area also includes a barbecue area with covered seating and a parking space directly at the entrance to the villa.

Rogoznica is one of the most attractive parts of Dalmatia. Restaurants, cafes, shops, and pharmacies are within walking distance, and local beaches are also easily accessible. The center of Omiš is a 10-minute drive away, and Split International Airport is approximately 25 minutes from the property, ensuring convenient access for owners and guests. Thanks to its location away from the main road, the villa offers a safe environment for children and pets, while providing a combination of peace, comfort, and luxury in close proximity to the sea, ideal for living and relaxing in the highest standard.