



230 m² Rogoznica, Croatia 1 850 000 EUR / 44 844 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|------------------------------------|-----------------------------------|------------------|---------------------------------------|
| Order number | N7614 | Price | 1 850 000 EUR / 44 844 000 CZK |
| Address | Rogoznica, Croatia | Type | Houses |
| Category | Villa | Usable area | 230 m² |
| Number of rooms | 5 and more rooms | Land area | 727 m² |
| Energy performance of the building | G - Extremely uneconomical | Number of floors | 3 |
| Device | Yes | Parking | Yes |
| Garage | Yes | Terrace | Yes |
| Swimming pool | Yes | | |

About real estate

We offer for sale a newly built modern villa situated in a quiet and picturesque bay near the town of Rogoznica, just 100 meters from the sea. The property is situated on a plot of 727 m², on a gentle slope overlooking the sea, surrounded by a landscaped garden full of Mediterranean greenery and relaxation zones.

This elegant three-storey villa offers a usable area divided between the ground floor and two living floors, which are connected by an internal staircase. The interiors are bright, airy and equipped with custom-made designer furniture, meeting high standards of comfort and aesthetics.

On the ground floor there is a spacious garage with storage, a private gym, bathroom and a wellness area with a jacuzzi, offering an ideal space for relaxation and regeneration.

The first floor consists of four spacious bedrooms, each with its own bathroom and access to a balcony that stretches along the entire villa. Here there is also a small terrace with direct sea views.

The top floor of the house consists of an open plan living area with kitchen, dining room and living room, from where there is direct access to a large terrace with a heated swimming pool and barbecue area - the perfect place for summer evenings with family and friends.

The property is fully air-conditioned and equipped with underfloor heating system on the first and top floor, ensuring comfort throughout the year. The property is ready for immediate use - suitable for both self-catering and tourist rental.

The nearest beach is only 100 meters away, other beautiful bays and beaches are available within a one kilometer radius. The airport is approximately 25 kilometres away.