



230 m²

Rogoznica, Croatia

1 850 000 EUR / 45 556 250 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	N7614	Price	1 850 000 EUR / 45 556 250 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 m<sup>2</sup>, 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.