



614 m² Rogoznica, Croatia 2 750 000 EUR / 67 485 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	N7539	Price	2 750 000 EUR / 67 485 000 CZK
Address	Rogoznica, Croatia	Type	Houses
Category	Villa	Usable area	614 m²
Number of rooms	5 and more rooms	Land area	760 m²
Energy performance of the building	G - Extremely uneconomical	Number of floors	3
Parking	Yes	Garage	Yes
Terrace	Yes		

About real estate

We are offering for sale an exceptional luxury villa located in the first row to the sea in the picturesque town of Rogoznica, on the stunning Adriatic coast. This exclusive property captivates not only with its prestigious location but also with its Mediterranean charm, generous living space, and high-quality construction. With direct views of the azure sea and the green Dalmatian hills in the background, it offers a unique living experience in one of Croatia's most desirable regions.

The villa is spread over three levels — basement, ground floor, and first floor — with a total gross living area of 614 sqm, situated on a 760 sqm plot. The basement includes a spacious garage, a stylish tavern with a wine cellar, a one-bedroom apartment, a toilet, and a large multifunctional area that can be customized according to the new owner's preferences — for example, as a wellness zone, fitness room, or home cinema.

The ground floor consists of two separate apartments: a smaller one-bedroom unit and a spacious three-bedroom maisonette that extends into the first floor. This main living space is designed for maximum comfort and functionality — it features an entrance hall, a bright living room with sea views, a modern kitchen equipped with high-end appliances, a bathroom, laundry room, and an internal staircase leading to the upper floor.

The upper floor houses three bedrooms, each with direct access to a terrace where you can enjoy your morning coffee or evening sunsets in complete peace and privacy, accompanied by the sound of the sea. Both one-bedroom apartments have separate entrances from the eastern side, while the main entrance to the maisonette is located on the northern side of the villa.

The property also features outdoor parking with space for several vehicles, accessible from both the northern and southern sides. The entire plot is fully fenced and secured with large automatic gates, enhancing the sense of safety, comfort, and exclusivity.

Rogoznica is a sought-after destination known for its tranquil atmosphere, crystal-clear sea, well-developed infrastructure, and excellent accessibility — approximately 30 minutes from Split International Airport. Nearby you'll find a yacht marina, restaurants, cafés, promenades, and opportunities for water sports and recreation.

This property is the ideal solution for those seeking a luxury residence directly by the sea — whether as a private home, a summer retreat, or an investment with strong appreciation and rental potential. The combination of a prime location, smart layout, and attention to quality makes this villa a truly outstanding offering on the Croatian real estate market.