



220 m<sup>2</sup> Rogoznica, Croatia 650 000 EUR / 15 756 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7767</b>	Price	<b>650 000 EUR / 15 756 000 CZK</b>
Address	<b>Rogoznica, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>220 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>600 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Parking	<b>Yes</b>
Terrace	<b>Yes</b>		

## About real estate

We offer for sale a modern villa with a beautiful roof terrace and open views of the Adriatic Sea, located on the Croatian coast, in the first row by the sea. The villa has a living area of 220 m<sup>2</sup> and stands on a spacious plot of 600 m<sup>2</sup>.

The villa is divided into two floors – a basement and a ground floor. The basement has an entrance hall, two bedrooms with walk-in closets, two bathrooms, and a common room. An internal staircase leads to the ground floor, where there is a spacious living room, kitchen with dining area, laundry/storage room, master bedroom with bathroom and walk-in closet, and a large balcony stretching along the entire south side of the house.

On the roof of this exceptional property is a spacious terrace with a pergola, olive trees, and an open-concept outdoor kitchen with breathtaking views of the Adriatic Sea.

Behind the villa is space for a swimming pool and sun terrace, which, thanks to the clever layout, provide open views of the sea. The villa also has three parking spaces.

The property is located close to all necessary amenities, 50 km from Šibenik and 50 km from Split and the airport.

This is a great investment opportunity or an ideal property for personal use.

The villa is being sold in a “roh bau” (shell) condition.