



🏠 614 m<sup>2</sup> 📄 Rogoznica, Croatia 📄 2 250 000 EUR / 54 753 750 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7847</b>	Price	<b>2 250 000 EUR / 54 753 750 CZK</b>
Address	<b>Rogoznica, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>614 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>760 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Terrace	<b>Yes</b>

## About real estate

We offer for sale a luxury villa located on the Croatian Adriatic coast, in the picturesque and sought-after town of Rogoznica. The property is situated in the first row by the sea, in close proximity to the coast, and offers unobstructed panoramic views of the blue waters of the Adriatic and the typical Dalmatian landscape.

The villa is spread over a basement, ground floor, and first floor and has a total gross living area of 614 m<sup>2</sup>. It is located on a plot of 760 m<sup>2</sup> and its well-thought-out layout allows for comfortable family living, multi-generational use, or a combination of personal use and tourist rental.

The basement features a spacious garage, a loggia, a wine cellar with a wine shop, a separate one-room apartment, a toilet, and a generous multifunctional space that can be converted into a wellness, fitness, or social area, depending on the future owner's wishes.

The ground floor offers another one-room apartment and a spacious three-room duplex apartment providing plenty of privacy and comfort.

The main living area on the first floor features an entrance hall, a spacious living room, a kitchen equipped with modern appliances, a bathroom, a laundry room, and an internal staircase leading to the upper floor of the apartment.

The second floor consists of three bedrooms with direct access to terraces, where you can enjoy your morning coffee and evening sunsets to the sound of the sea waves.

Both one-bedroom apartments have separate entrances on the east side of the villa, while the two-story three-bedroom apartment has its main entrance on the north side, ensuring maximum privacy for each unit. The villa also offers comfortable outdoor parking for several vehicles on both the north and south sides of the property.

Rogoznica is one of the most sought-after locations in central Dalmatia thanks to its peaceful atmosphere, crystal-clear sea, and excellent accessibility. Nearby are Split International Airport, the towns of Šibenik, Trogir, and Split, as well as Krka and Kornati National Parks. The combination of tranquility, nature, and complete amenities makes this location ideal for both permanent living and an attractive investment with high rental potential.