



220 m<sup>2</sup> Rogoznica, Croatia 1 200 000 EUR / 29 088 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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PROJECT MANAGER

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Order number	<b>N7493</b>	Price	<b>1 200 000 EUR / 29 088 000 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>920 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Number of floors	<b>2</b>
Parking	<b>Yes</b>	Swimming pool	<b>Yes</b>

## About real estate

We offer for sale a luxury villa with a pool and stunning open views of the Šibenik archipelago. This newly built property is located in an exceptional and peaceful location, ideal for those seeking privacy and captivating sunset views. The villa is situated in complete isolation, with only one property nearby, ensuring maximum privacy and tranquility.

The villa, built in 2024, was designed and constructed using the highest quality materials, guaranteeing a high standard of comfort and luxury. The property spans two floors, with the ground floor featuring a kitchen connected to the living room and dining area, a guest toilet, laundry room, and one bedroom. Upstairs are three bedrooms, two of which have their own terrace, allowing for enjoyment of fresh air and beautiful views.

Each room is equipped with its own air conditioning and spacious bathroom with a shower. The courtyard is perfectly designed with a pool as the centerpiece, surrounded by a sun terrace, fireplace, and outdoor dining area – all created to provide an ideal space for relaxation and outdoor entertainment.

The access road to the house is paved and offers ample parking space for 4-5 cars. This property is the perfect combination of luxury, Dalmatian charm, simplicity, and comfort. Due to its uniqueness and beauty, it represents an excellent investment opportunity that could serve as exclusive accommodation for guests or a family holiday home.

The villa is located 600 meters from the sea, 2.5 km from the town center with shops, restaurants, and other services, and 30 km from Split Airport, ensuring excellent accessibility and a comfortable living environment.