



200 m<sup>2</sup> Rogoznica, Croatia 1 890 000 EUR / 45 813 600 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Veronika Pecková**

PROJECT MANAGER

[veronika.peckova@luxent.cz](mailto:veronika.peckova@luxent.cz)

+420 771 255 255

Order number	<b>N7462</b>	Price	<b>1 890 000 EUR / 45 813 600 CZK</b>
Address	<b>Rogoznica, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>200 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>400 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Number of floors	<b>2</b>
Device	<b>Yes</b>	Parking	<b>Yes</b>
Terrace	<b>Yes</b>	Swimming pool	<b>Yes</b>

## About real estate

We offer for sale an elegant and newly completed villa with a swimming pool, situated in the first line by the sea in a quiet bay near the popular resort of Rogoznica. This exceptional property, approved for use in 2024, offers a high standard of living and excellent investment potential for premium tourist rentals.

The villa has four spacious bedrooms, each with its own bathroom and access to a private loggia. One bedroom is located on the ground floor, while the remaining three are located on the upper floor. The interior of the house is furnished with high-quality furniture and appliances, with an emphasis on comfort and functionality.

From a technical point of view, the villa is equipped with modern technologies – a water-based underfloor heating system connected to a heat pump, air conditioning with Wi-Fi control in each room, and a digital entry system with code access. The property includes two fenced parking spaces.

This villa is located in an exclusive seaside location near Rogoznica, a picturesque Dalmatian town between Split and Šibenik. The area is known for its peaceful atmosphere, crystal clear sea, beautiful bays, and the modern Marina Frapa, one of the most prestigious marinas in the entire Adriatic.

Thanks to its location just 3 km from the center of Rogoznica and 30 km from Split International Airport, the villa is easily accessible yet sufficiently secluded to ensure absolute peace and privacy. Natural beaches, swimming opportunities, and trips to the surrounding islands are all within walking distance.

This property is the ideal choice for those seeking luxurious and carefree Mediterranean living or a secure investment in one of the most sought-after areas of the Croatian coast.