



392 m<sup>2</sup> Rogoznica, Croatia 1 950 000 EUR / 47 268 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|                                    |                                   |                  |                                       |
|------------------------------------|-----------------------------------|------------------|---------------------------------------|
| Order number                       | <b>N7439</b>                      | Price            | <b>1 950 000 EUR / 47 268 000 CZK</b> |
| Address                            | <b>Rogoznica, Croatia</b>         | Type             | <b>Houses</b>                         |
| Category                           | <b>Villa</b>                      | Usable area      | <b>392 m<sup>2</sup></b>              |
| Number of rooms                    | <b>5 and more rooms</b>           | Land area        | <b>1 170 m<sup>2</sup></b>            |
| Energy performance of the building | <b>G - Extremely uneconomical</b> | Number of floors | <b>3</b>                              |
| Parking                            | <b>Yes</b>                        | Garage           | <b>Yes</b>                            |
| Swimming pool                      | <b>Yes</b>                        |                  |                                       |

## About real estate

We are exclusively offering for sale an unfinished villa in the roh-bau phase, located in a highly attractive area in immediate proximity to the sea and beach, set in a picturesque and peaceful environment. The villa is situated on a 1,100 m<sup>2</sup> plot and spans three floors — basement, ground floor, and first floor — all connected by an elevator for maximum convenience and barrier-free access.

The basement includes a garage, technical room, laundry, storage area, and hallway, providing ample functional and utility space. The ground floor is designed as a relaxation zone featuring wellness amenities — a spacious relaxation room with a sauna, a gym, a toilet, and a bright living room with an open-plan kitchen and dining area, ideal for both family living and social gatherings.

The first floor comprises five comfortable bedrooms, each with its own bathroom and access to a covered balcony offering stunning views of the sea and surrounding landscape. This floor also includes a space intended for entertainment or other social use.

The villa's exterior offers outstanding facilities for a summer lifestyle — a large 68.94 m<sup>2</sup> swimming pool with sunbathing area, a summer kitchen, and expansive terraces that create an ideal setting for family celebrations or informal gatherings with friends. The overall layout ensures privacy, high comfort, and direct contact with nature and the sea.

Whether as a private residence or an investment for tourist rental, this villa offers an exceptional opportunity thanks to its location, layout, high standard, and development potential.

The price reflects the current roh-bau (shell) phase. Complete project documentation and the option to complete construction according to the buyer's preferences are available upon request.