



74 m<sup>2</sup> Rogoznica, Croatia 280 000 EUR / 6 818 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Veronika Pecková**  
PROJECT MANAGER

veronika.peckova@luxent.cz  
+420 771 255 255

Order number	<b>N7852</b>	Price	<b>280 000 EUR / 6 818 000 CZK</b>
Address	<b>Rogoznica, Croatia</b>	Type	<b>Apartments</b>
Disposition	<b>3 + kitchenette</b>	Usable area	<b>74 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>ground floor</b>
Device	<b>Yes</b>	Parking	<b>Yes</b>
Terrace	<b>Yes</b>		

## About real estate

We offer for sale a modern two-bedroom apartment with a beautiful sea view in the attractive location of Rogoznica, Croatia, just 150 meters from the beach and the charming town center.

This fully furnished apartment is located on the middle floor of a peaceful three-story building and offers a total usable area of 74 m<sup>2</sup> (interior 57 m<sup>2</sup> + terrace). The layout is very practical and comfortable – an entrance area, a spacious living room with a kitchenette and dining area, two bedrooms, and a bathroom. Both the living room and the terrace open onto a stunning unobstructed view of Rogoznica Bay.

The terrace is partially covered (12 m<sup>2</sup>) and partially open (36 m<sup>2</sup>), allowing for pleasant outdoor relaxation practically all day long. The apartment is sold fully equipped, including all furniture, appliances, and air conditioning – just move in and start enjoying or renting it out right away.

It currently operates a well-established and very successful tourist rental with excellent reviews, so you can immediately continue generating income or use it purely for private purposes.

The property includes one parking space (included in the price) with the option to purchase an additional one. A major bonus is the shared rooftop terrace of the building with a panoramic sea view, available to all owners and tenants. The building is modern, has an energy certificate, and is situated in a quiet yet very well-connected part of town – beaches, shops, restaurants, and the marina are literally just a few minutes' walk away.

Rogoznica is a popular and well-protected bay on the Dalmatian coast, an ideal spot for family holidays, peaceful living, or a profitable tourism investment. Split Airport is approximately 30-35 km away, and the drive via the highway usually takes 30-40 minutes.

A fantastic opportunity with immediate rental income potential and no need for any additional investments.