



270 m<sup>2</sup> Rogoznica, Croatia 1 500 000 EUR / 36 480 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7835</b>	Price	<b>1 500 000 EUR / 36 480 000 CZK</b>
Address	<b>Rogoznica, Croatia</b>	Type	<b>Houses</b>
Category	<b>Family House</b>	Usable area	<b>270 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>550 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Parking	<b>Yes</b>
Balcony	<b>Yes</b>	Terrace	<b>Yes</b>
Swimming pool	<b>Yes</b>		

## About real estate

We offer for sale a luxury villa in a prestigious location near Rogoznica. This modern villa is situated on a 550 m<sup>2</sup> plot and offers a comfortable living area of 270 m<sup>2</sup> spread over two floors. The villa is equipped with top-quality furniture and designed with an emphasis on modern design, aesthetics, and comfort, making it an exceptional investment and residential property.

On the ground floor, there is a spacious living room connected to the kitchen and dining room, as well as a separate toilet. The living area has direct access to the outdoor terrace with a swimming pool, surrounded by garden furniture, offering a magnificent view of the sea and the surrounding islands.

On the first floor, there are three bedrooms, each with its own bathroom, ensuring privacy and comfort for family or guests. The villa is designed so that most rooms offer unobstructed sea views, enhancing the feeling of spaciousness and connection with the surrounding landscape.

The exterior of the villa also includes an outdoor barbecue with a dining area, ideal for socializing and entertaining. The property includes three parking spaces and the villa is sold fully furnished, ready for immediate occupancy or rental.

The property is located just 175 meters from the sea and 2.7 km from the center of Rogoznica, ensuring peaceful living and easy access to all amenities. This villa represents an exceptional opportunity, whether for private use or as an investment in tourist rentals.