



246 m<sup>2</sup> Rogoznica, Croatia 1 400 000 EUR / 33 964 000 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>N7837</b>	Price	<b>1 400 000 EUR / 33 964 000 CZK</b>
Address	<b>Rogoznica, Croatia</b>	Type	<b>Houses</b>
Category	<b>Family House</b>	Usable area	<b>246 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>687 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 modern villa with a swimming pool and sea views in Rogoznica – the villa is currently under construction. This carefully designed modern villa is located on a slightly elevated plot of 687 m<sup>2</sup>, which allows for unobstructed views of the sea and the surrounding Mediterranean landscape. The total usable area of the house will be 246 m<sup>2</sup>, and the villa is planned as a single residential unit with two floors and an underground space, with a flat roof that allows for the installation of solar panels, collectors, and other technologies.

The ground floor of the house will offer outdoor parking and a garage connected to the main part by an internal corridor, an entrance hall, a spacious living room with a fireplace connected to the kitchen and dining room, a storage room, a separate toilet, and a large covered terrace with an outdoor shower and a relaxation area. There will also be a terrace with a summer kitchen and gazebo and a sunbathing area.

On the first floor, there will be three bedrooms with en-suite bathrooms and access to terraces with views of the greenery. The underground part of the house includes a storage room with pool technology and a technical room for water pressure regulation. A 12.3 kW photovoltaic power plant, solar collectors for water heating, outdoor air conditioning and ventilation units will be installed on the roof. The house will be equipped with a 2,000-liter water tank with automatic connection in case of water pressure drop and a septic tank with a purifier and absorption well, as the location is not connected to the municipal sewer system.

All living areas and bathrooms will be equipped with underfloor heating and air conditioning, the swimming pool will be an overflow type with a volume of 41.73 m<sup>3</sup> with the possibility of heating and cooling the water, and the infrastructure for an outdoor Jacuzzi will be prepared. The 230 m<sup>2</sup> garden will be planted with evergreen Mediterranean plants and fenced in with a wall with two pedestrian entrances and a driveway for cars, with space for parking two additional vehicles in addition to the garage.

The villa is perfectly integrated into the surrounding landscape, offering modern design, high-standard amenities, and unobstructed sea views. Its location in the quiet tourist village of Rogoznica guarantees privacy and relaxation, while also being easily accessible and offering great potential for investment in vacation rentals.