



400 m<sup>2</sup> Rogoznica, Croatia 1 200 000 EUR / 29 112 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Veronika Pecková**  
PROJECT MANAGER

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

Order number	<b>N7839</b>	Price	<b>1 200 000 EUR / 29 112 000 CZK</b>
Address	<b>Rogoznica, Croatia</b>	Type	<b>Houses</b>
Category	<b>Family House</b>	Usable area	<b>400 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>450 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 are offering for sale an exclusive villa that combines modern luxury with a unique location in the quiet and sunny tourist town of Rogoznica. The location allows quick access to the cultural and historical sights of Dalmatia, including Šibenik, Trogir, Split, and the Kornati and Krka national parks.

The villa, with a total usable area of 390 m<sup>2</sup>, is spread over three floors and offers five bedrooms with en-suite bathrooms, providing comfortable accommodation for up to 10 people.

On the ground floor, you will find a spacious kitchen with a dining area for 10 people, two bedrooms with bathrooms, a separate toilet with a washing machine, and a terrace with a dining table – ideal for family gatherings or dinners with a sea view.

The first floor offers three bedrooms with en-suite bathrooms, an elegant living room, and a terrace with comfortable seating and panoramic views of the Adriatic Sea.

The second floor is dedicated to relaxation and entertainment. Here you will find a spacious terrace with an infinity pool (7.8 × 2.3 m), a hot tub for 4 people and sun loungers overlooking the azure sea, a sauna with shower, two toilets, and an entertainment area with table football, billiards, darts, and a small kitchen.

The villa is located at the end of a small local street with no traffic, in a beautiful bay, just 50 meters from the beach, ensuring maximum privacy and tranquility.

This property is the ideal combination of luxury, comfort, and the exceptional Dalmatian atmosphere, whether you are looking for the perfect place for a family vacation or an attractive investment with the possibility of tourist rentals.