



350 m<sup>2</sup>

Rogoznica, Croatia

1 300 000 EUR / 32 038 500 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|                  |                    |                                    |                                   |
|------------------|--------------------|------------------------------------|-----------------------------------|
| Order number     | N7459              | Price                              | 1 300 000 EUR /<br>32 038 500 CZK |
| Address          | Rogoznica, Croatia | Type                               | Houses                            |
| Usable area      | 350 m <sup>2</sup> | Number of rooms                    | 5 and more rooms                  |
| Land area        | 355 m <sup>2</sup> | Energy performance of the building | G - Extremely uneconomical        |
| Number of floors | 2                  | Device                             | Yes                               |
| Parking          | Yes                | Balcony                            | Yes                               |
| Terrace          | Yes                |                                    |                                   |

## About real estate

We offer for sale an apartment house spread over two floors, each offering two separate apartments. The current layout is ideal for tourist use, but with minimal modifications, the property can be converted into a comfortable family villa – for example, with living areas on the ground floor and bedrooms upstairs. The main terrace, with an area of 85 m<sup>2</sup>, offers unobstructed views of the sea and the bay. In front of the house is a large 180 m<sup>2</sup> garden, which ensures privacy and blends in with the surrounding natural environment.

This is an ideal opportunity for those looking for a profitable investment in a touristically attractive area or a place for their own stays in a unique seaside location. This exceptional property is located in the first line by the sea in a unique and peaceful location in Rogoznica, surrounded by dense pine forests on three sides and with open sea views to the east.

The house is situated just 20 meters from a picturesque pebble beach and only a 10-minute walk from the resort center with all amenities – restaurants, bars, shops, and cafes. Thanks to its location between Šibenik and Split, it is easily accessible – Split International Airport is only a 30-minute drive away. The area is popular with yachtsmen and tourists looking for peace and beautiful beaches with crystal clear water. Thanks to the high demand for seasonal accommodation and stable growth in tourism, this property is an exceptional investment opportunity in one of the most picturesque corners of the Croatian coast.