



280 m<sup>2</sup> Rogoznica, Croatia 1 380 000 EUR / 33 478 800 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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PROJECT MANAGER

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Order number	<b>N7535</b>	Price	<b>1 380 000 EUR / 33 478 800 CZK</b>
Address	<b>Rogoznica, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>280 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>650 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Number of floors	<b>2</b>
Parking	<b>Yes</b>	Garage	<b>Yes</b>
Terrace	<b>Yes</b>	Swimming pool	<b>Yes</b>

## About real estate

We are pleased to offer for sale a stunning, newly built modern villa with a pool and breathtaking views of the sea, located in a quiet cul-de-sac near the popular resort town of Rogoznica. Situated in an exclusive micro-location with mostly new holiday homes, it lies just 100 meters from the crystal-clear Adriatic Sea.

The villa was completed in 2022 and features a thoughtfully designed layout spread over two floors. The ground floor includes one bedroom with an en-suite bathroom, a separate guest toilet, a storage room, a utility room, and a spacious open-plan living area connected to a kitchen and dining room. From here, there is direct access to a terrace with an infinity heated pool - perfect for relaxing while enjoying the sea view.

The upper floor houses the main entrance to the villa, accessible directly from the parking area or through the garage, which is connected to the interior. This level features three bedrooms - the master bedroom has its own en-suite bathroom and direct access to a private balcony, which it shares with another bedroom. The remaining two bedrooms share a common bathroom. The balconies offer stunning views of the sea, the town of Rogoznica, and the sunset, creating a truly special atmosphere.

This property represents an excellent investment opportunity - whether you're seeking a modern family home by the sea or a vacation rental in one of the most sought-after areas of the Croatian coast.