



70 m² Rogoznica, Croatia 750 000 EUR / 18 480 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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| Order number | N7426 | Price | 750 000 EUR / 18 480 000 CZK |
| Address | Rogoznica, Croatia | Type | Houses |
| Category | Villa | Usable area | 70 m² |
| Number of rooms | 5 and more rooms | Land area | 415 m² |
| Energy performance of the building | G - Extremely uneconomical | Number of floors | 2 |
| Parking | Yes | Swimming pool | Yes |

About real estate

We are proud to present for sale a charming house located in the first row to the sea, set in a picturesque Dalmatian village renowned for its crystal-clear waters, tranquil atmosphere, and stunning beaches. This unique property blends authentic Mediterranean character with modern comfort, offering an ideal opportunity for both a private holiday retreat and a high-yield investment.

This single-story house with high ceilings and a spacious terrace offers a cozy and functional layout with two bedrooms, a bathroom, and an open-plan living area that harmoniously connects the kitchen, dining, and living spaces. The basement features two additional rooms and a pantry, providing ample storage. Every corner of the house has been thoughtfully designed to evoke a Mediterranean sense of ease and naturally connect with the outdoor surroundings.

The sea-facing garden has been landscaped with an emphasis on privacy and comfort. It includes a swimming pool, outdoor shower, and a built-in fireplace – perfect for relaxation, family gatherings, and warm evenings under the stars. The house underwent a full renovation in 2015, including new installations, flooring, tiling, and carpentry. In 2023, the interior was refreshed and refurnished, giving the home a clean, modern look.

The property includes three private parking spaces, ensuring easy access even during peak tourist season. A major advantage is the possibility of adding an additional floor, offering further investment potential.

Currently, the house is successfully operated as a tourist rental with excellent occupancy and guest reviews, making it a safe and profitable investment in one of Dalmatia's most desirable locations. The rare combination of a prime seafront position, renovated interior, and development potential makes this property an exceptionally attractive offering on the market.