



286 m²

Rogoznica, Croatia

1 400 000 EUR / 34 461 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	N7562	Price	1 400 000 EUR / 34 461 000 CZK
Address	Rogoznica, Croatia	Type	Houses
Category	Villa	Usable area	286 m²
Number of rooms	5 and more rooms	Land area	554 m²
Energy performance of the building	G - Extremely uneconomical	Number of floors	3
Device	Yes	Parking	Yes
Terrace	Yes	Swimming pool	Yes

About real estate

We are pleased to offer for sale this modern and spacious villa, situated in an exclusive residential area near the town of Rogoznica. Located in a quiet settlement composed mainly of luxury villas and holiday homes, this elegant property offers comfortable and sophisticated living across three floors, with a total living area of 286 sqm on a 554 sqm plot.

The ground floor (93 sqm) features an entrance hall, a fully equipped kitchen with dining area, a spacious living room, a bathroom, laundry room, and a walk-in wardrobe. This level also includes an internal staircase and a covered terrace—perfect for relaxation and family gatherings.

The first floor (83 m²) offers two comfortable bedrooms, two bathrooms, a separate toilet, a walk-in wardrobe, and a gallery space that opens onto another covered terrace with beautiful views of the surrounding landscape.

The second floor (53.41 sqm) serves as a private retreat, featuring an additional bedroom, bathroom, separate toilet, walk-in wardrobe, and a terrace—partially covered and partially open—offering breathtaking sea views.

The landscaped yard includes a 33 m² swimming pool and a whirlpool with panoramic views of the sea—an ideal combination for both relaxation and entertainment. The property also includes two private parking spaces, with the option to purchase an adjacent 76 m² plot for expanding the parking area.

The villa is fully furnished and equipped, ready for immediate occupancy. Its location is ideal for both tourist rental and year-round living, thanks to the proximity of all essential services and infrastructure.

This is a unique opportunity for those seeking modern Mediterranean living in a prestigious and peaceful location, offering sea views, a high level of privacy, and exceptional comfort.