



170 m<sup>2</sup> Rogoznica, Croatia 690 000 EUR / 16 725 600 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7739</b>	Price	<b>690 000 EUR / 16 725 600 CZK</b>
Address	<b>Rogoznica, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>170 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>620 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Number of floors	<b>4</b>
Device	<b>Yes</b>	Parking	<b>Yes</b>

## About real estate

We offer for sale a villa in a quiet location near the Croatian town of Rogoznica, just 70 meters from the sea. The property is surrounded by Mediterranean greenery and an olive grove. The property offers breathtaking views of the bay, complete privacy, the authentic atmosphere of the Dalmatian coast, and the comfort of modern living.

The villa has a usable area of 170 m<sup>2</sup> on four floors and is situated on a plot of 620 m<sup>2</sup>.

On the ground floor there is a cellar, storage rooms and a spacious terrace with access to a staircase leading directly to the sea. The second floor consists of an open living area with a kitchen and dining room, a bathroom, a terrace, and access to a large courtyard with a swimming pool, a traditional wine cellar, storage rooms, and a sunny terrace surrounded by an olive grove with 23 trees. The third floor offers three bedrooms, each with its own balcony and sea view, three bathrooms, and another kitchen. The top floor provides two bedrooms, a kitchen, a bathroom, and a large terrace with panoramic sea views—the perfect place to relax.

The villa has undergone recent renovations – new kitchens, renovated facade, modernized swimming pool, and air conditioning in all rooms. The exterior has been finished with high-quality Brač stone. There is a garage and covered parking for up to five vehicles, as well as the possibility of mooring a boat.

This property is an exceptional opportunity for private living or investment in tourist rentals. It combines Mediterranean charm, privacy, beautiful views, and excellent access to all services in the area.