



70 m<sup>2</sup> Rogoznica, Croatia 670 000 EUR / 16 257 550 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7732</b>	Price	<b>670 000 EUR / 16 257 550 CZK</b>
Address	<b>Rogoznica, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>70 m<sup>2</sup></b>
Number of rooms	<b>3 rooms</b>	Land area	<b>415 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Device	<b>Yes</b>
Parking	<b>Yes</b>	Terrace	<b>Yes</b>
Swimming pool	<b>Yes</b>		

## About real estate

We are offering for sale a house in the unique location of the picturesque Dalmatian town of Rogoznica, Croatia. Situated directly on the seafront – just five steps from the shoreline – the property provides an authentic Mediterranean experience.

The house underwent a complete renovation in 2015, during which all installations, flooring, tiling, and woodwork were replaced. The interior was fully furnished with new furniture in 2023.

The layout includes two comfortable bedrooms, a bright bathroom, and an open-plan living area combining the kitchen, dining, and lounge spaces. In the basement, there are two additional rooms and a storage space, ideal for extra storage or expanding the living area. The heart of the outdoor space is a private garden featuring a swimming pool, outdoor fireplace, and shower – the perfect setting for both relaxation and entertaining under the open sky.

The property includes three parking spaces and, thanks to its front-line seafront location, belongs among truly exclusive offerings on the market. In addition to immediate use for private purposes, the house is currently successfully operated as a tourist rental with excellent occupancy and profitability. A major added value is the possibility of adding another floor, which opens up further investment potential.

Rogoznica is located in central Dalmatia, between Split and Šibenik, and is highly sought after for its peaceful atmosphere, scenic beaches, and exceptionally clear sea. This traditional fishing village, equipped with the modern marina Marina Frapa, offers a perfect blend of authenticity, comfort, and exclusivity. Thanks to its strategic location and excellent accessibility, Rogoznica is an ideal choice for both leisure and investment.