



150 m<sup>2</sup> Rogoznica, Croatia 1 100 000 EUR / 26 686 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Veronika Pecková**

PROJECT MANAGER

veronika.peckova@luxent.cz

+420 771 255 255

Order number	<b>N7765</b>	Price	<b>1 100 000 EUR / 26 686 000 CZK</b>
Address	<b>Rogoznica, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>150 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>320 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>
Cellar	<b>Yes</b>	Swimming pool	<b>Yes</b>

## About real estate

We are offering for sale an exceptional seaside villa located in the first row by the sea in Rogoznica, Dalmatia, Croatia, which meets the highest standards of modern and luxurious living. This elegant property with a total living area of 150 m<sup>2</sup> is located on a plot of 320 m<sup>2</sup> and was designed with an emphasis on comfort, privacy, and unique sea views.

The villa is spread over two floors and offers four spacious bedrooms, three stylish bathrooms, a modern interior and first-class amenities. The outdoor area is dominated by a terrace with a swimming pool, which invites you to relax with a view of the crystal-clear sea. The house also includes an outdoor covered kitchen and a covered parking space. The property is energy efficient, equipped with the latest technology, and represents the ideal combination of nature, design, and comfort.

The property is located in a completely quiet and private area, just a few steps from a natural pebble beach. This location ensures unobstructed sea views and direct access to the coast. The uniqueness of the entire offer is underlined by its distance of only 25 km from Split Airport, which ensures excellent accessibility for both private and investment purposes.

Rogoznica, the pearl of the Dalmatian coast, is located in the southernmost part of the Šibenik-Knin County. This peaceful yet popular tourist destination in a deep bay sheltered from the wind offers an authentic Mediterranean atmosphere, direct contact with nature, and all the advantages of proximity to the cities of Šibenik, Trogir, and Split.