



420 m<sup>2</sup>

Rogoznica, Croatia

on request



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	N7610	Price	on request
Address	Rogoznica, Croatia	Type	Houses
Category	Villa	Usable area	420 m <sup>2</sup>
Number of rooms	5 and more rooms	Land area	600 m <sup>2</sup>
Energy performance of the building	G - Extremely uneconomical	Number of floors	3
Device	Yes	Parking	Yes
Garage	Yes	Terrace	Yes
Cellar	Yes	Swimming pool	Yes

## About real estate

For sale is a newly built stone villa with an overflow pool, located just 50 meters from the sea in a residential area of Rogoznica, surrounded by luxurious newly built villas. The entire exterior facade of the villa is made of 3 types of hand-hewn stone, the work of the best stonemasons from the island of Brac, which gives the villa a unique and traditional look.

The villa is spread over 5 floors, which are designed to meet all the requirements of modern luxury living. In the basement there is a gym and a social gathering room with a fireplace. This space is also equipped with a relaxation area with sauna and jacuzzi. From the basement there is access to the courtyard where there is a beautifully landscaped Mediterranean style garden, a spacious 60 m<sup>2</sup> swimming pool and a private sunbathing area.

The ground floor of the villa consists of a hallway, staircase, three bedrooms, each with its own bathroom, balcony, entrance and two terraces. On the ground floor there is also a garage and a laundry room. The first floor, which is accessed by an internal staircase, is equipped with a hallway, a toilet, a bedroom with bathroom, a kitchen, a dining room and a living room with high ceilings. The living room leads to a covered terrace with beautiful sea views. From the living room a spiral staircase leads to the attic/gallery, which consists of a bedroom and a bathroom.

Rogoznica is known for its peaceful surroundings, yet close enough to all amenities and attractions. This location is ideal for those looking for luxury and private living close to the sea. Thanks to its location 50 meters from the sea, you will have access to beautiful beaches that are suitable for relaxation and water sports. The town is known for its picturesque atmosphere, historical monuments and rich local culture. In addition, Rogoznica is very accessible, just a short distance from Dalmatia and its main tourist centre - Split, and offers convenient access to the motorway, which makes it easy to connect with other well-known destinations in the area.