



🏠 675 m<sup>2</sup> 📄 Rogoznica, Croatia 🏠 2 950 000 EUR / 72 378 250 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Veronika Pecková**  
PROJECT MANAGER

veronika.peckova@luxent.cz  
+420 771 255 255

Order number	<b>N7773</b>	Price	<b>2 950 000 EUR / 72 378 250 CZK</b>
Address	<b>Rogoznica, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>675 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>480 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Device	<b>Yes</b>
Parking	<b>Yes</b>	Garage	<b>Yes</b>
Terrace	<b>Yes</b>	Swimming pool	<b>Yes</b>

## About real estate

We offer for sale a beautiful newly built villa with a swimming pool, located in a small tourist resort near Rogoznica in the first row by the sea. The villa is just a few steps away from a picturesque natural pebble beach and impressive stone cliffs. Thanks to its southwestern orientation, you can enjoy all-day sun and breathtaking sunsets.

The villa is built and furnished with the highest quality materials and is spread over three floors - basement, ground floor, and first floor. It offers a total of five bedrooms and six bathrooms. In the basement, there is a wellness area with a gym, sauna, and hot tub. The carefully landscaped garden features an infinity pool with a sun terrace, an outdoor grill, and parking for several vehicles.

The property is sold fully furnished and decorated exactly as seen in the photos. The great location ensures excellent accessibility - a 30-minute drive from Split and the international airport, 20 minutes from Trogir, and only 10 minutes to the center of Rogoznica and all amenities.

This elegant villa is the perfect combination of modern luxury and authentic Mediterranean surroundings and is ideal as a private oasis for family vacations or as a profitable investment in tourist rentals.