



350 m²

Rogoznica, Croatia

on request



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	N7545	Price	on request
Address	Rogoznica, Croatia	Type	Houses
Category	Villa	Usable area	350 m ²
Number of rooms	5 and more rooms	Land area	506 m ²
Energy performance of the building	G - Extremely uneconomical	Number of floors	3
Device	Yes	Parking	Yes
Garage	Yes	Terrace	Yes
Swimming pool	Yes		

About real estate

We offer for sale an exclusive villa with breathtaking sea views, situated in a quiet bay in the prestigious seaside village of Sevid in the area of Central Dalmatia, near the towns of Trogir and Rogoznica. This area is characterized by unspoiled nature, crystal clear sea and a peaceful atmosphere, ideal for holiday stays and year-round living.

The villa with a total living area of 350 m² is divided into three floors - basement, ground floor and first floor - and offers a total of five bedrooms, each with its own bathroom. In the basement there is a garage for one vehicle, utility room, laundry room, bathroom, machine room, balancing pool and a private wellness area with sauna and fitness room. If desired, the layout of this part can be modified according to the buyer's individual wishes. An internal staircase provides a convenient connection between all floors.

On the ground floor there is a spacious living and dining room, which seamlessly connects to the terrace with heated infinity pool and panoramic sea views. The kitchen, which is designed as an open space, has direct access to the outdoor barbecue area. The ground floor also includes a bedroom with en-suite dressing room and bathroom, a guest toilet and access to the carefully landscaped garden on the north side.

On the first floor there are four elegant bedrooms, each with an en-suite bathroom and access to a balcony or terrace. The south-facing master bedroom is also equipped with a separate dressing room and offers spectacular sea views.

The villa is fully air-conditioned via an overhead ducted system and is equipped with underfloor heating connected to a water source heat pump. The technical solution also includes preparation for the installation of solar panels and the possibility of intelligent home management. The exterior of the house consists of a landscaped Mediterranean garden with automatic irrigation, a relaxation area and a sun terrace.

Parking is provided for four vehicles - two spaces are covered under the pergola and another space is located in the garage. The entire property is fenced and accessible via an automatic electric gate. In front of the villa there is a private mooring for a boat up to 20 meters in length.

The construction of this exceptional property is scheduled for completion in the second half of 2025. The villa represents a unique investment opportunity in the luxury real estate market on the Croatian coast. The property is designed in a modern Mediterranean style with an emphasis on the use of the highest quality materials and the latest technology.

The micro-locality of this property is absolutely exceptional. The villa is located at the end of a cul-de-sac, which guarantees maximum peace, privacy and security. This area is ideal for undisturbed summer stays and relaxation by the azure Adriatic Sea. In addition, by mid-2025 the village of Sevid will be connected to the municipal water network, which will significantly increase the comfort and value of the property.

Sevid is only 10 kilometres from the town of Rogoznica, 27 kilometres from Split International Airport and approximately 25 minutes drive from the UNESCO World Heritage Site of Trogir.