



220 m² Rogoznica, Croatia 1 200 000 EUR / 29 112 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

Veronika Pecková

PROJECT MANAGER

veronika.peckova@luxent.cz

+420 771 255 255

Order number	N7493	Price	1 200 000 EUR / 29 112 000 CZK
Address	Rogoznica, Croatia	Type	Houses
Category	Villa	Usable area	220 m²
Number of rooms	5 and more rooms	Land area	920 m²
Energy performance of the building	G - Extremely uneconomical	Number of floors	2
Parking	Yes	Swimming pool	Yes

About real estate

We offer for sale a luxury villa with a pool and stunning open views of the Šibenik archipelago. This newly built property is located in an exceptional and peaceful location, ideal for those seeking privacy and captivating sunset views. The villa is situated in complete isolation, with only one property nearby, ensuring maximum privacy and tranquility.

The villa, built in 2024, was designed and constructed using the highest quality materials, guaranteeing a high standard of comfort and luxury. The property spans two floors, with the ground floor featuring a kitchen connected to the living room and dining area, a guest toilet, laundry room, and one bedroom. Upstairs are three bedrooms, two of which have their own terrace, allowing for enjoyment of fresh air and beautiful views.

Each room is equipped with its own air conditioning and spacious bathroom with a shower. The courtyard is perfectly designed with a pool as the centerpiece, surrounded by a sun terrace, fireplace, and outdoor dining area – all created to provide an ideal space for relaxation and outdoor entertainment.

The access road to the house is paved and offers ample parking space for 4-5 cars. This property is the perfect combination of luxury, Dalmatian charm, simplicity, and comfort. Due to its uniqueness and beauty, it represents an excellent investment opportunity that could serve as exclusive accommodation for guests or a family holiday home.

The villa is located 600 meters from the sea, 2.5 km from the town center with shops, restaurants, and other services, and 30 km from Split Airport, ensuring excellent accessibility and a comfortable living environment.