



300 m<sup>2</sup> Rogoznica, Croatia 980 000 EUR / 24 171 700 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7402</b>	Price	<b>980 000 EUR / 24 171 700 CZK</b>
Address	<b>Rogoznica, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>300 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>465 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Number of floors	<b>3</b>
Parking	<b>Yes</b>	Garage	<b>Yes</b>
Terrace	<b>Yes</b>	Swimming pool	<b>Yes</b>

## About real estate

We are pleased to offer for sale an exceptional modern villa in the sought-after location of Rogoznica, just 100 meters from the sea. This property offers the perfect combination of Mediterranean tranquility, comfort, and elegant design. This spacious semi-detached villa features 300 m<sup>2</sup> of living space across three levels and sits on a 465 m<sup>2</sup> plot. It includes a private swimming pool, garage, parking spaces, and generous outdoor areas with sea views that emphasize its exclusivity.

The ground floor comprises the main living area with a fully equipped kitchen, dining area, two guest toilets, a pantry, laundry room, and a spacious living room offering direct sea views and access to the terrace. The entire space feels airy and is designed to maximize comfort and natural light. The living area flows seamlessly into the outdoor terrace with a pool and relaxation zone—an ideal setting for unwinding while enjoying stunning sea panoramas.

The first floor serves as the sleeping area, featuring four bedrooms. Two of the bedrooms have en-suite bathrooms, while the other two share a common bathroom. Additionally, there are three separate walk-in closets, another laundry room, a storage area, and an elegant loggia with sea views, creating a calm and pleasant ambiance.

The second floor comprises a self-contained apartment with its own entrance—ideal for guests, multigenerational living, or as a rental investment. This unit includes a kitchen, living room, master bedroom with en-suite bathroom and walk-in closet, a loggia, and a partially covered terrace offering total privacy and another breathtaking sea view.

The entire villa is built with high-quality materials and is in excellent technical condition. The interiors are tastefully furnished, with every detail thoughtfully designed for both function and aesthetic appeal. The property includes a garage, outdoor parking spaces, and a well-maintained garden with a pool that completes the luxurious character of the home.

One of the major advantages of this property is its location—just 4 kilometers (about a 5-minute drive) from the center of Rogoznica, a popular Adriatic resort town with full amenities, a yacht marina, restaurants, and beautiful beaches. Split International Airport is only 30 kilometers away, providing excellent accessibility for both personal use and tourist rental potential.

This exceptional villa is an ideal choice for a larger family, multigenerational living, or as a premium investment in holiday rentals. It combines luxury living with stunning sea views, peace, and a prime location in the heart of Dalmatia.