



379 m<sup>2</sup>

Rogoznica, Croatia

1 750 000 EUR / 43 767 500 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

Veronika Pecková

PROJECT MANAGER

veronika.peckova@luxent.cz

+420 771 255 255

Order number	N7528	Price	1 750 000 EUR / 43 767 500 CZK
Address	Rogoznica, Croatia	Type	Houses
Category	Villa	Usable area	379 m <sup>2</sup>
Number of rooms	5 and more rooms	Land area	1 170 m <sup>2</sup>
Energy performance of the building	G - Extremely uneconomical	Number of floors	2
Parking	Yes		

## About real estate

We are offering for sale an exceptional rustic villa with generous living space and stunning sea views, located in a quiet area of the popular seaside destination of Rogoznica.

The villa is set on a 1.170 sqm plot and offers 379 sqm of living area. It combines traditional Mediterranean style with modern comfort—interiors are adorned with natural materials such as stone and wood, while large glass surfaces provide ample daylight and sea views from almost every room. The main residential building has two floors. The first floor features three bedrooms, three bathrooms, a spacious living room with a kitchen and dining area, a study, and a terrace with panoramic views. The second floor includes a studio apartment and additional storage space.

In front of the main house, there is a separate studio, and two more units are located in adjacent buildings, offering flexibility for multi-generational living or guest accommodation. The villa is surrounded by a beautifully maintained Mediterranean garden, complete with a swimming pool, sun terrace, and outdoor grill. The property also includes a large parking area with ample space for several vehicles.

The villa is within walking distance of the center of Rogoznica, where you'll find restaurants, shops, and marinas. Rogoznica is a traditional Dalmatian village with excellent connections—just a 30-minute drive from Split Airport and with easy access to cities like Šibenik and Trogir.