



400 m<sup>2</sup> Rogoznica, Croatia 1 200 000 EUR / 30 012 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7617</b>	Price	<b>1 200 000 EUR / 30 012 000 CZK</b>
Address	<b>Rogoznica, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>400 m<sup>2</sup></b>
Number of rooms	<b>4 rooms</b>	Land area	<b>450 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Number of floors	<b>3</b>
Device	<b>Yes</b>	Parking	<b>Yes</b>
Balcony	<b>Yes</b>	Swimming pool	<b>Yes</b>

## About real estate

We offer for sale an exceptional villa, located in a quiet and picturesque bay near the popular resort of Rogoznica, in the heart of Dalmatia. The location offers an ideal combination of privacy and comfort, in close proximity to the most important historical and natural sights - the towns of Sibenik, Trogir and Split, as well as the national parks of Krka and Kornati.

The villa with a total living area of 390 m<sup>2</sup> is spread over three floors and offers comfortable accommodation for up to 10 people in five bedrooms, each with its own bathroom.

The ground floor includes a modern equipped kitchen with dining area for ten people, two bedrooms with en-suite bathrooms, a separate toilet with washing machine and a spacious terrace with garden seating.

On the first floor there are three further bedrooms with en-suite bathrooms, an elegant living room and a terrace with sea views.

The second floor is dedicated to relaxation and entertainment. It is dominated by a terrace with an infinity pool (7.80 x 2.30 m), a jacuzzi for four people and comfortable sun loungers - the perfect place to relax overlooking the azure Adriatic Sea. Inside this floor there is a sauna with shower, two toilets, a games area with billiards, table football, darts and a small kitchen.

The villa is situated at the end of a quiet dead-end street with no traffic, just 50 meters from the beach, which guarantees undisturbed privacy and maximum comfort throughout your stay.

This property represents an exceptional opportunity for those looking for a combination of modern luxury, beautiful nature and direct contact with the sea - whether for their own recreation or as an attractive investment in an area with high tourist potential.