

Villa

Rogoznica, Dalmatia



Ref	RE-LB-IRO2329
Type	Villa
Region	Dalmatia › Sibenik
Location	Rogoznica
Front line	No
Sea view	Yes
Distance to sea	3000 m
Floorspace	310 sqm
Plot size	770 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	€ 600 000

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This luxurious villa, currently under construction, is set in a serene location that promises complete tranquility while being conveniently located just 10 minutes from a picturesque marina and a 5-minute drive from the charming town of Primošten and its beautiful beaches.

The villa offers 310 m² of meticulously designed living space spread across two levels, blending comfort and sophistication.

The ground floor features a spacious living and dining area, a modern kitchen, a laundry room, and a terrace equipped with a summer kitchen and a pool—perfect for outdoor living and relaxation.

The first floor comprises four elegant bedrooms, each with its own en-suite bathroom, and a terrace that boasts breathtaking sea views.

Situated on a 770 m² land plot, the property provides privacy and ample space for outdoor enjoyment, along with parking for three vehicles.

The villa is currently priced at €600,000 in its unfinished state, with the option to complete the construction. The cost of the finished property will be approximately €990,000, tailored to the future owner's preferences.

This is a unique opportunity to own a high-end property in one of the most desirable locations on the Adriatic Sea.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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Price per m²:
1935 €

Average price/m² of this type
in this region:
4911 €

Median price/m² of this type
in this region:
4306 €

Average price/m² of this type
in Croatia:
4371 €

Median price/m² of this type
in Croatia:
3872 €

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