

# Villa

## Rogoznica, Dalmatia



<b>Ref</b>	RE-LB-IRO1756
<b>Type</b>	Villa
<b>Region</b>	Dalmatia > Sibenik
<b>Location</b>	Rogoznica
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	1300 m
<b>Floorspace</b>	356 sqm
<b>Plot size</b>	20135 sqm
<b>No. of bedrooms</b>	6
<b>No. of bathrooms</b>	6
<b>Price</b>	€ 1 700 000

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A remarkable villa project near Rogoznica is now available for purchase, offering breathtaking views of the sea, islands, and the charming town of Rogoznica.

### Property Overview

- **Location:** Just 1,300 m from the sea, the villa is perfectly situated for serene coastal living.
- **Total Plot Area:** 20,135 m<sup>2</sup>, of which the villa
- **Buildings area** is 355.85 m<sup>2</sup>.
- **Villa Details:** The main building includes a basement and ground floor, designed as a wine and oil tasting room with six apartments and additional facilities. The auxiliary building features a barbecue area.
- **Surrounding Area:** The remaining 19,114 m<sup>2</sup> of land is planned for cultivation with olive trees, immortelle, and aromatic herbs, enhancing the Mediterranean ambiance.

### Pricing

- **Completed Villa:** €1,700,000

This is a rare opportunity to acquire a villa with incredible potential, set against the backdrop of enchanting sea views and natural beauty. Ideal for both personal use and as an investment property.

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 m<sup>2</sup>:  
4775 €

Average price/m<sup>2</sup> of this type  
in this region:  
4778 €

Median price/m<sup>2</sup> of this type  
in this region:  
4371 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4698 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3863 €

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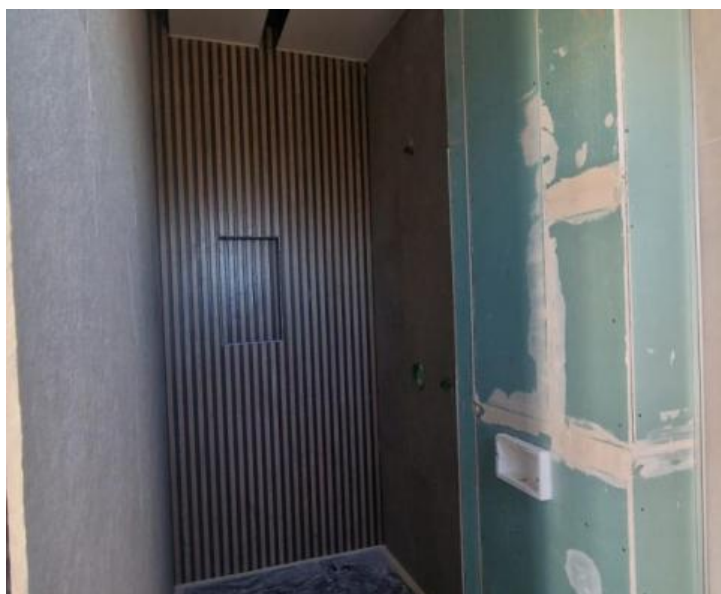
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