

Apartment

Rogoznica, Dalmatia



Ref	RE-LB-IRO2410
Type	Apartment
Region	Dalmatia › Šibenik
Location	Rogoznica
Front line	No
Sea view	Yes
Distance to sea	50 m
Floorspace	105 sqm
No. of bedrooms	3

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No. of bathrooms

2

Price

€ 675 000

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Luxury apartment for sale in an exclusive seaside complex in Kalebova Luka, just 9 kilometers from the popular coastal town of Rogoznica in central Dalmatia. Nestled in a peaceful bay just 50 meters from a sandy beach, this property offers an exceptional setting for those seeking a premium Adriatic lifestyle.

The complex features three elegant villas with a total of 11 high-end apartments. Each apartment includes co-ownership of 650 m² of landscaped land with shared amenities such as a swimming pool, garden, and barbecue area—ideal for relaxing or entertaining while enjoying breathtaking sea views.

Constructed to the highest standards, the development emphasizes natural elegance and harmony with the surrounding Mediterranean landscape. Authentic materials such as white Brač stone enhance the architectural design, while clean lines and refined interiors ensure both comfort and sophistication.

The featured unit, Penthouse B4, is located on the second floor of Villa B and covers 105 m². It offers a spacious layout with a modern kitchen, open-plan dining and living area, three bedrooms (one with terrace access), two bathrooms, and a laundry room. The large sea-facing terrace provides an idyllic setting for soaking up the sun and enjoying panoramic views of the Adriatic.

Additional features are available, including outdoor parking spaces (€17,000), basement storage units (€20,000), and indoor garage parking (€49,000).

Available units:

Villa A

- A3: Second floor, 105.5 m², 3 bedrooms, 2 bathrooms, terrace. €675,000

Villa C

- C2: Second floor, 64 m², 2 bedrooms, 1 bathroom, terrace. €408,000
- C3: Second floor, 64 m², 2 bedrooms, 1 bathroom, terrace. €405,000

This is a rare opportunity to own a luxurious apartment just steps from the sea in one of the most desirable and serene locations on the Adriatic coast. Perfect for a private holiday retreat, a family residence, or a smart investment in premium real estate.

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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.

Property advantages:

- Garage
- Swimming pool
- Storage
- Garden
- Modern

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Price per m²:
6.429 €

Average price/m² of this type
in this region:
4.750 €

Median price/m² of this type
in this region:
4.657 €

Average price/m² of this type
in Croatia:
4.594 €

Median price/m² of this type
in Croatia:
4.219 €

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