

# Apartment

## Rogoznica, Dalmatia



<b>Ref</b>	RE-LB-IRO2630
<b>Type</b>	Apartment
<b>Region</b>	Dalmatia › Šibenik
<b>Location</b>	Rogoznica
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	60 m
<b>Floorspace</b>	77 sqm
<b>No. of bedrooms</b>	2

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**No. of bathrooms**

2

**Price**

€ 300 000

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A luxurious apartment is for sale in a newly built development in the very center of Rogoznica, just 50 meters from the crystal-clear Adriatic Sea.

This premium property offers an exceptional opportunity, whether you are looking for a secure investment in tourism or a private, peaceful coastal retreat.

Apartment S1 is located in the basement of a high-quality building comprising seven residential units. With a total living area of 77.02 m<sup>2</sup>, it features an open-plan kitchen, dining, and living area with access to a spacious 30 m<sup>2</sup> terrace, two bedrooms, and two modern bathrooms. The apartment also includes one private parking space and a storage room.

The building is constructed using the highest quality materials, combining modern design with a functional layout to ensure maximum comfort and long-term value.

Additionally, apartment S2 is available on the raised ground floor, offering 66.80 m<sup>2</sup> of living space. This unit includes an open-plan kitchen, dining, and living area, two bedrooms, two bathrooms, a separate toilet, a covered terrace of 10.18 m<sup>2</sup>, a storage room, and one parking space.

Priced at €290,000, it represents another excellent opportunity in this highly sought-after Adriatic location.

Do not miss this rare chance—properties like this rarely come onto the market!

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:**

Storage  
Urbanized  
Modern

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Price per m<sup>2</sup>:  
3.896 €

Average price/m<sup>2</sup> of this type  
in this region:  
4.822 €

Median price/m<sup>2</sup> of this type  
in this region:  
4.702 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.662 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4.230 €

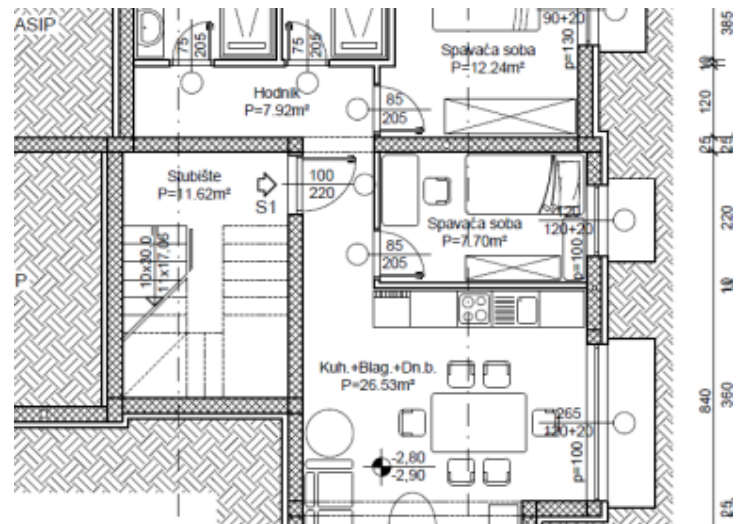
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