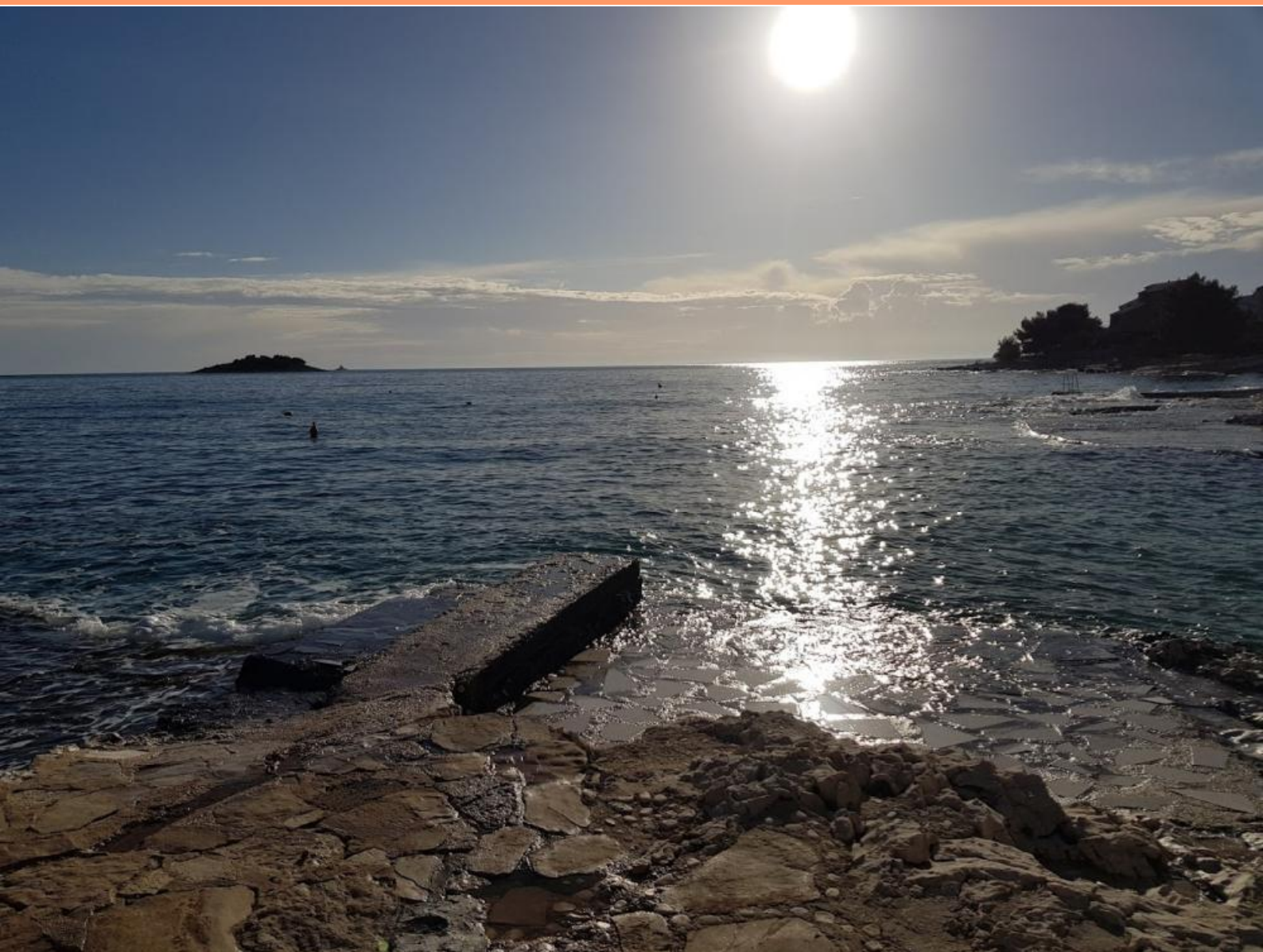


Mini-hotel

Rogoznica, Dalmatia



| | |
|------------------------|--------------------|
| Ref | RE-LB-IRO1878 |
| Type | Mini-hotel |
| Region | Dalmatia > Sibenik |
| Location | Rogoznica |
| Front line | No |
| Sea view | Yes |
| Distance to sea | 220 m |
| Floorspace | 185 sqm |
| Plot size | 360 sqm |

Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com

Mini-hotel

Rogoznica, Dalmatia



| | |
|-------------------------|-----------|
| No. of bedrooms | 5 |
| No. of bathrooms | 4 |
| Price | € 489 000 |

Mini-hotel

Rogoznica, Dalmatia



Discover this enchanting guest-house, an apartment-style gem tucked away in a serene location just 220 meters from the pristine beach and crystal-clear waters of Rogoznica, famous for its luxury 5 star marina!

Recently constructed in 2022, the residence graces a 360 m² plot of land, unfolding across three floors—basement, ground floor, and first floor—with a total net area of 184.24 m². The basement currently serves as a studio apartment, while the ground floor boasts a spacious apartment featuring three cozy bedrooms, each with access to a sunlit south-facing terrace—a delightful spot for basking in the morning sun or unwinding in the evening.

Ascending to the first floor, you'll find two one-room apartments, each with its private entrance and access to a shared terrace that offers captivating views of the sea. The meticulously maintained garden provides ample space for outdoor gatherings and activities, with the added convenience of a grill for preparing delicious meals.

This property's exceptional location places the beach just a short stroll away, making it an idyllic haven for sea enthusiasts and those seeking a tranquil coastal lifestyle. Don't let this opportunity slip away—seize the chance to call this marvelous house your own, where comfort, beauty, and practicality converge seamlessly.

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.

Mini-hotel

Rogoznica, Dalmatia



Price per m²:
2643 €

Average price/m² of this type
in this region:
2571 €

Median price/m² of this type
in this region:
2664 €

Average price/m² of this type
in Croatia:
2709 €

Median price/m² of this type
in Croatia:
2332 €

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