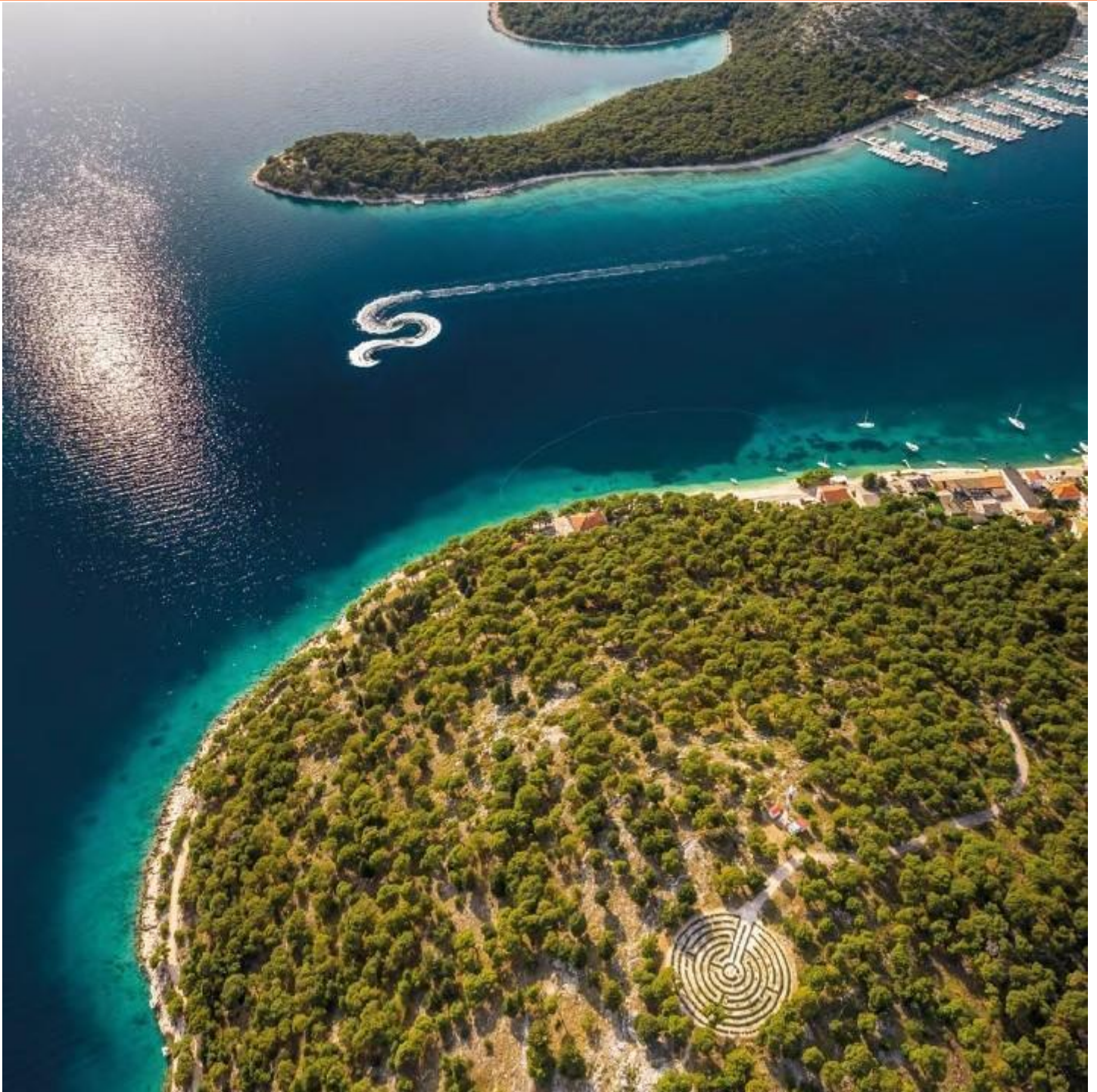


Villa

Rogoznica, Dalmatia



Ref
Type
Region
Location

RE-LB-IRO1953
Villa
Dalmatia › Sibenik
Rogoznica

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

Villa

Rogoznica, Dalmatia



Front line	No
Sea view	Yes
Distance to sea	100 m
Floorspace	551 sqm
No. of bedrooms	7
No. of bathrooms	5
Price	€ 2 445 800

Villa

Rogoznica, Dalmatia



A modern designer villa in the heart of Rogoznica, just 100 meters from the turquoise sea and the beach. This luxurious property is surrounded by a variety of cafés, restaurants, and shops, blending comfort with a touch of opulence. One of Croatia's premier marinas, Marina Frapa, is only a 15-minute stroll along the scenic promenade.

This impressive villa spans 551 m² across three floors and consists of three separate apartments.

In the basement, there is a spacious garage that accommodates five vehicles, along with additional storage spaces for optimal organization.

The ground floor is a stunning mix of elegance and practicality, featuring a garden, terrace, and swimming pool. Inside, there are two generously sized bedrooms, a modern kitchen, a dining area, and a living room, creating the ideal environment for relaxation and entertainment.

1st Floor: Two bedrooms, two bathrooms, a guest toilet, a walk-in wardrobe, two terraces, and an open-plan kitchen, dining, and living area.

2nd Floor: A two-story penthouse with three bedrooms, a dressing room, two bathrooms, two terraces, a gallery, a library, and a spacious kitchen with a dining and living area.

Facing south, the villa offers a breathtaking panoramic view of the entire bay, adding an exclusive and tranquil atmosphere. Built to the highest standards, the property is offered as a turnkey solution, with completion expected by the end of 2024.

Each apartment can also be purchased separately:

- **Ground Floor (S1)** – 202.06 m²: Includes two bedrooms, bathroom, toilet, kitchen, dining area, living room, terrace, pool, garden, two garage spaces, and storage. Price: €753,300
- **1st Floor (S2)** – 91.90 m²: Two bedrooms, two bathrooms, toilet, kitchen, dining, living area, two terraces, one garage space, and storage. Price: €567,300
- **2nd Floor Penthouse (S3)** – 257.47 m²: Three bedrooms, two bathrooms, two terraces, gallery, library, kitchen, dining, living area, and two garage spaces. Price: €1,125,200.

This unique property offers a perfect balance of style, comfort, and luxury in one of the most sought-after coastal locations.

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.

Villa

Rogoznica, Dalmatia



Price per m²:
4439 €

Average price/m² of this type
in this region:
4778 €

Median price/m² of this type
in this region:
4371 €

Average price/m² of this type
in Croatia:
4700 €

Median price/m² of this type
in Croatia:
3867 €

Villa

Rogoznica, Dalmatia



Villa

Rogoznica, Dalmatia



Villa

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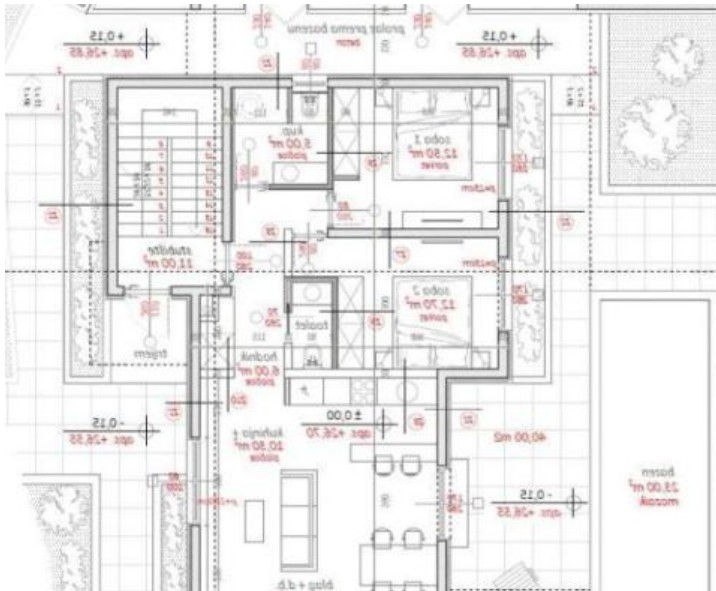
Villa

Rogoznica, Dalmatia



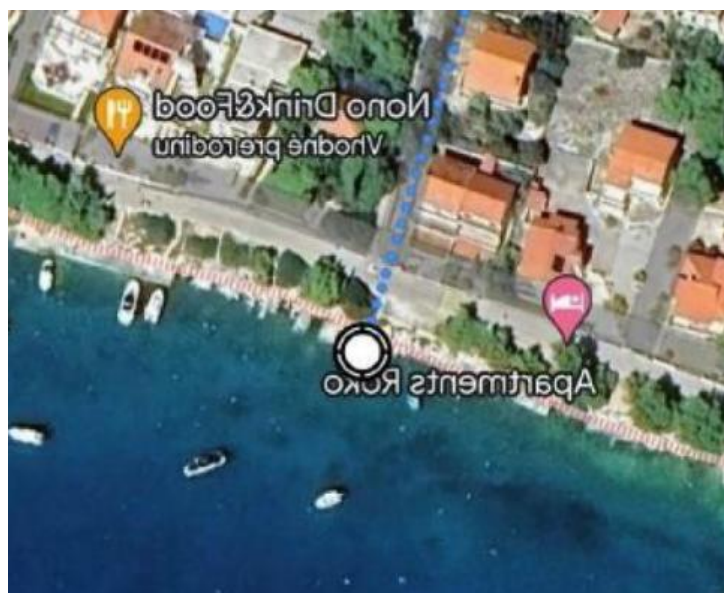
Villa

Rogoznica, Dalmatia



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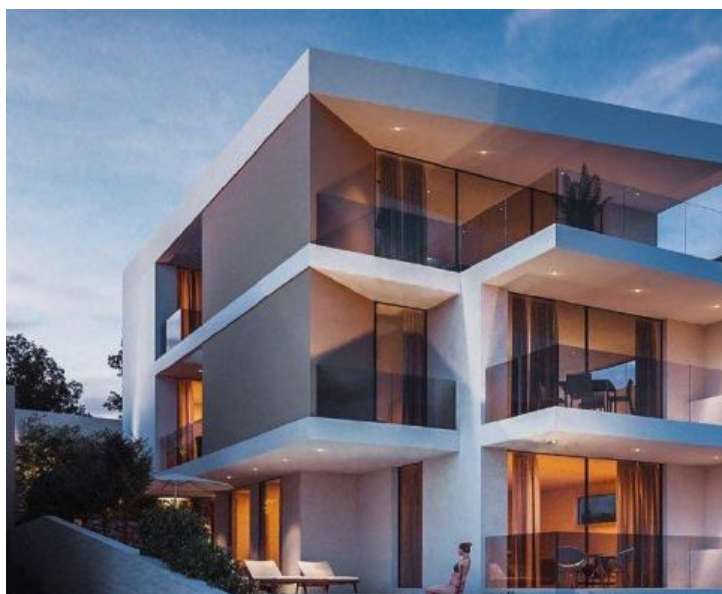
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Rogoznica, Dalmatia



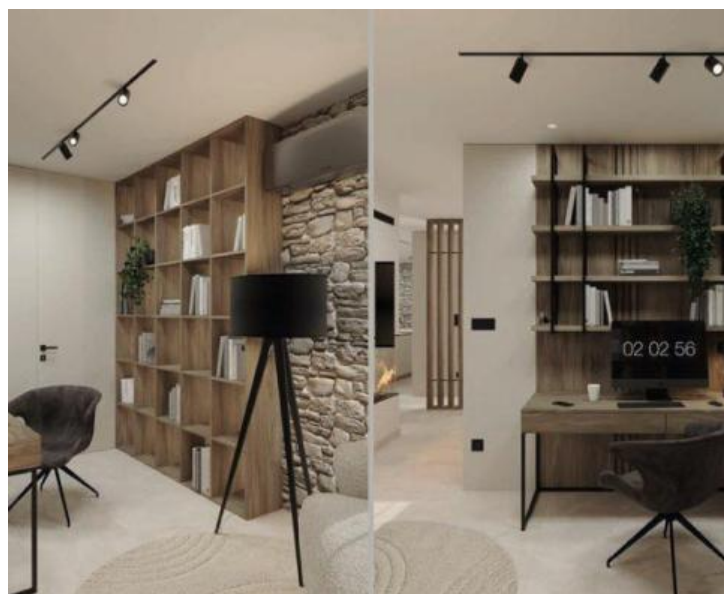
Villa

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Villa

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