

Villa

Rogoznica, Dalmatia



Ref	RE-LB-IRO2160
Type	Villa
Region	Dalmatia > Sibenik
Location	Rogoznica
Front line	No
Sea view	Yes

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Distance to sea	100 m
Floorspace	286 sqm
Plot size	554 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 1 250 000

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A luxury new built villa located in one of the most beautiful coves in the vicinity of Rogoznica, an elite settlement with villas and holiday homes, near the famous Cape Planka, mere 100 meters from the sea.

This exclusive villa is located in a quiet area with excellent rental potential, and benefits wonderful open sea views.

A footpath to the sea leads to the villa, and there is also the possibility of moorings for a speedboat.

The villa covers a total area of 286.33 m², with high floors and large sliding windows 2.4 meters high, which allow plenty of natural light. The special feature of this brilliant villa is the large gallery that stretches from the ground floor to the top.

The villa offers three spacious bedrooms, each with its own bathroom, additional toilet, outdoor shower, large terrace, swimming pool, outdoor kitchen and barbecue. It is designed in a diamond shape with a southeast orientation for a maximum view of the sea.

There is a jacuzzi on the roof terrace with a panoramic view, and a fitness and relaxation room is located on the gallery of the first floor.

The price of this luxury property includes "turnkey" without furniture, but with included sanitary facilities, underfloor heating and multi-split air conditioners, outdoor barbecue, jacuzzi, infinity pool with engine room and equipment, parking space for two cars and an additional parking space.

It is also equipped with video surveillance and a video intercom. The luxurious design includes the use of stone, glass railings, exterior lighting and aluminum exterior fencing.

Do not miss the opportunity to become the owner of this beautiful residence that offers top comfort and luxury in one of the most attractive locations on the Adriatic sea.

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 m²:
4371 €

Average price/m² of this type
in this region:
4949 €

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

Average price/m² of this type
in Croatia:
4345 €

Median price/m² of this type
in Croatia:
3846 €

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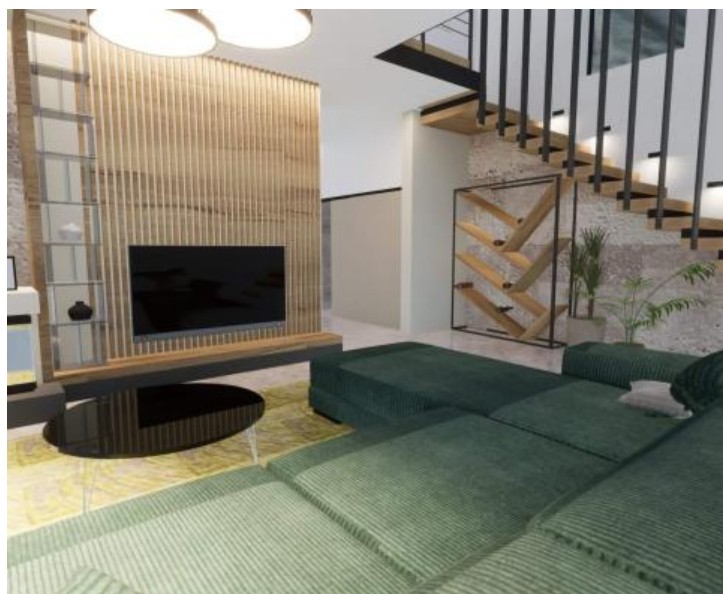
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