

Villa

Rogoznica, Dalmatia



Ref	RE-LB-IRO2230
Type	Villa
Region	Dalmatia > Sibenik
Location	Rogoznica
Front line	Yes
Sea view	Yes
Distance to sea	5 m
Floorspace	340 sqm
Plot size	460 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	€ 2 750 000

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It is with great pleasure that we present to you this magnificent villa, **with swimming pool and elevator**, situated in a truly enviable location, directly on the serene shores of Ražanj, on the 1st line to the sea. The privileged position of this contemporary new residence offers swift access to the picturesque towns of Primošten and Trogir, both reachable within a mere half-hour drive, while the charming Rogoznica is but 10 minutes away.

Encompassing a refined living space of 340 square meters on the terrain of 460 square meters, elegantly spread over the ground and first floors, the villa is a splendid fusion of contemporary design and timeless comfort. Within its walls, one finds **three luxurious bedrooms, each accompanied by its own en-suite bathroom**, alongside an additional room that affords the flexibility to adapt to one's personal needs.

At the forefront of the property lies a sophisticated **swimming pool**, its graceful expanse offering sweeping views of the glistening Adriatic Sea—a most splendid setting for repose and leisure. Complementing this, the villa provides ample parking, including two secure garage spaces, ensuring convenience for its residents.

The property is equipped with the latest in modern technology—air conditioning throughout, underfloor heating, and an **elevator**—all thoughtfully designed to enhance the comfort and luxury of this remarkable home.

For those with a discerning eye, the villa is available for purchase either as a private acquisition or as part of the company to which it is registered, offering the opportunity to acquire this masterpiece for €2,200,000. Stylishly appointed and impeccably maintained, this villa is the epitome of elegance, comfort, and unparalleled sea views—an ideal choice for those seeking both luxury and tranquility.

Mooring is possible, if a buoy is placed. At that location, the mistral blows every day, so mooring largely depends on what kind of ship you have.

In close vicinity of the villa there is Rogoznica and the Frapa marina for large yachts.

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:
8088 €

Average price/m² of this type
in this region:
7394 €

Median price/m² of this type
in this region:
6714 €

Average price/m² of this type
in Croatia:
7975 €

Median price/m² of this type
in Croatia:
6667 €

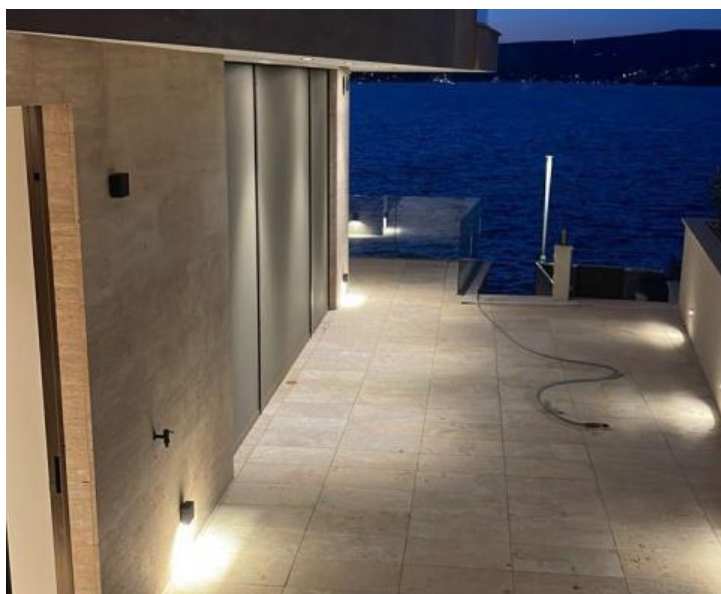
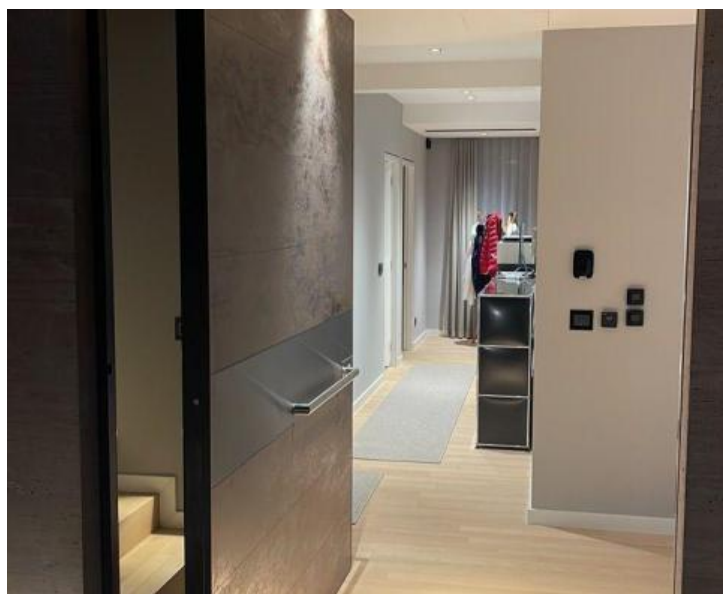
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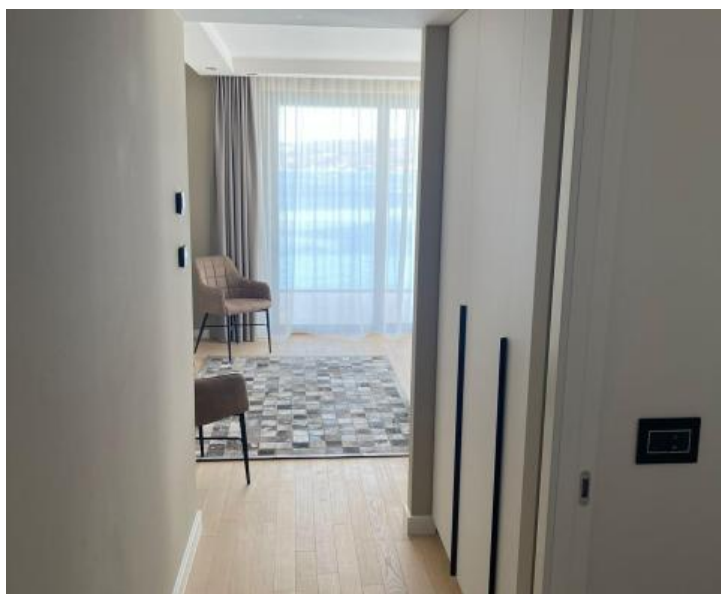
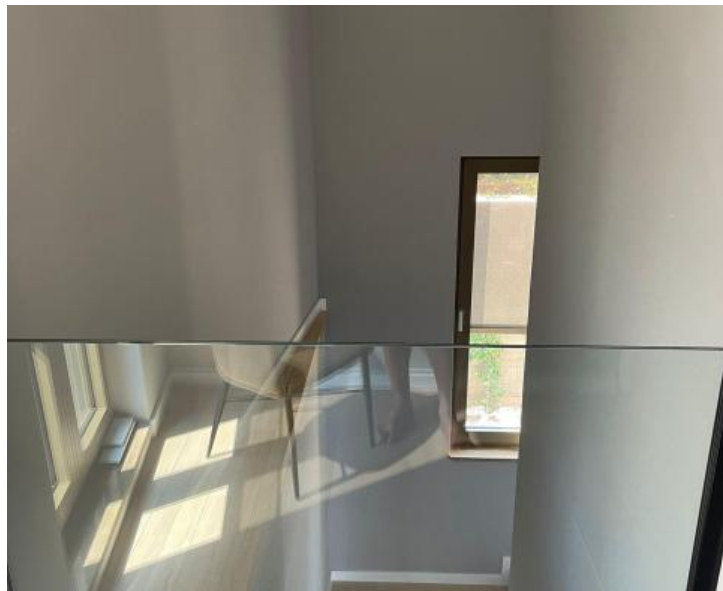
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