

Land plot

Rogoznica, Dalmatia



Ref	RE-LB-IRO2318
Type	Land plot
Region	Dalmatia > Sibenik
Location	Rogoznica
Front line	No
Sea view	Yes
Distance to sea	100 m
Plot size	3500 sqm
Price	€ 1 603 800

Land plot

Rogoznica, Dalmatia



New Luxury Tourism Project on the Adriatic Coast in Rogoznica Area, mere 100 Meters from the Sea!

4 Companies | 4 Building Permits | 4 Luxury Villas with Pools | 4 Investment Opportunities | All in One!

We are pleased to introduce a unique development project featuring **four luxury villas of 380 sq.m. each (sellable area) with swimming pools** located in a prime spot along the Adriatic coast. These villas are designed to deliver the highest standards of luxury and comfort, offering:

- Spacious interiors
- Private swimming pools
- Exquisite landscaped gardens
- Stunning panoramic sea views

Project Status

- **2 Building Permits:** Approved
- **2 Building Permits:** Pending approval

This project is ideal for luxury tourism operators and private investors seeking an exclusive coastal destination.

Investment Options

1. Individual Villa Investment:

Purchase a company with a permit for one villa.

- Price: **€350,000 - €450,000**, depending on the land size (760 sq.m. - 350 000 eur).

2. Project with Land (No Company):

- Price subject to an additional **25% VAT**.

Land plot

Rogoznica, Dalmatia



The companies were established solely for the construction of these villas and have no other business activities.

For further information or inquiries, please feel free to contact us.

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.

Land plot

Rogoznica, Dalmatia



Price per m²:
458 €

Average price/m² of this type
in this region:
319 €

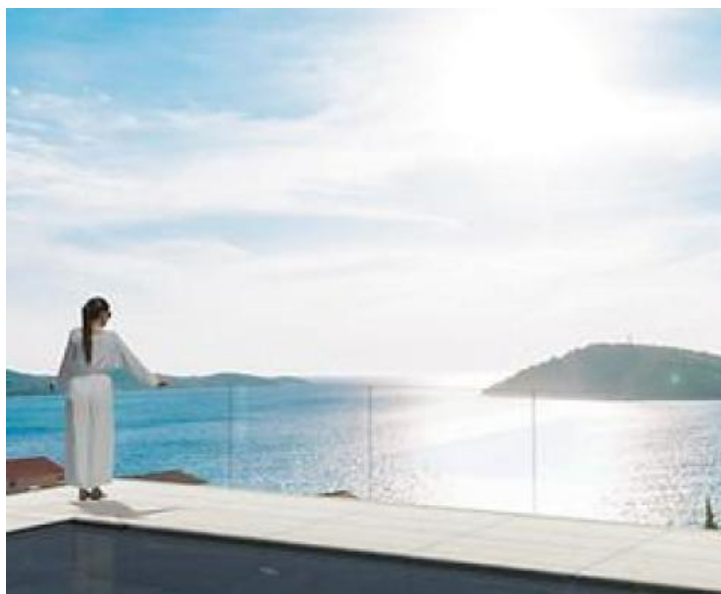
Median price/m² of this type
in this region:
235 €

Average price/m² of this type
in Croatia:
268 €

Median price/m² of this type
in Croatia:
180 €

Land plot

Rogoznica, Dalmatia



Land plot

Rogoznica, Dalmatia



Land plot

Rogoznica, Dalmatia



Land plot

Rogoznica, Dalmatia

