

# Villa

## Rogoznica, Dalmatia



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<b>Ref</b>	RE-LB-IRO30095
<b>Type</b>	Villa
<b>Region</b>	Dalmatia › Sibenik
<b>Location</b>	Rogoznica
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	250 m
<b>Floorspace</b>	303 sqm
<b>Plot size</b>	400 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	5
<b>Price</b>	€ 1 099 000

This exquisite villa spans three levels and is situated in a serene rocky cove, just 250 meters from stunning hidden pebble beaches.

Designed with premium materials and equipped with high-end features, it offers luxury and comfort at every level.

Total area is 303 sq.m. Land plot is 400 sq.m.

### Property Details:

- **Basement:**

- Multipurpose space
- Bathroom, WC, and walk-in closet
- Covered terrace (22.75 m<sup>2</sup>) leading to a 40 m<sup>2</sup> pool with an advanced electrolysis system.

- **Ground Floor:**

- One bedroom, living room, kitchen with dining area
- Bathroom and WC
- Terrace (22.75 m<sup>2</sup>).

- **First Floor:**

- Three bedrooms, each with an ensuite bathroom
- Terrace (11.35 m<sup>2</sup>).

### Additional Features:

- **Parking:** 4 outdoor parking spaces.
- **Views:** Stunning sea views from every level.
- **Construction:**
  - Basement built with reinforced concrete.
  - First and second floors constructed with brick blocks.
  - Ceiling heights range from 280 to 300 cm.
  - Flat roof with vapor barriers.
- **Windows & Doors:** Aluminum frames with triple-glazed glass and shutters; terraces and balconies

feature blinds.

- **Flooring:** Premium Italian ceramic tiles throughout.
- **Connectivity:** Internet and TV outlets in all rooms.

### Heating & Cooling:

- Daikin multi-split systems for heating and cooling.
- Two fireplaces.
- Solar power system with battery storage.

### Energy Efficiency:

- Certified A+ energy rating.
- External units are positioned on the flat roof, while internal units are discreetly installed within a dropped ceiling.

### Water Supply:

- Includes a 20 m<sup>3</sup> water cistern.

### Location Highlights:

- Proximity to Marina Frapa, Split Airport, hotels, highways, and essential amenities.

This fully furnished and equipped villa is a perfect blend of luxury, functionality, and sustainability, offering a tranquil retreat with breathtaking views and modern comforts.

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 m<sup>2</sup>:  
3627 €

Average price/m<sup>2</sup> of this type  
in this region:  
4949 €

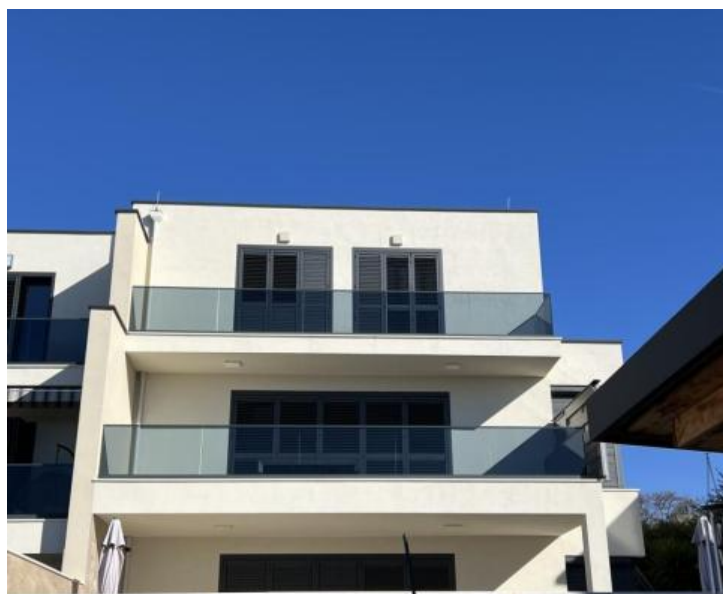
Median price/m<sup>2</sup> of this type  
in this region:  
4371 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4343 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3846 €

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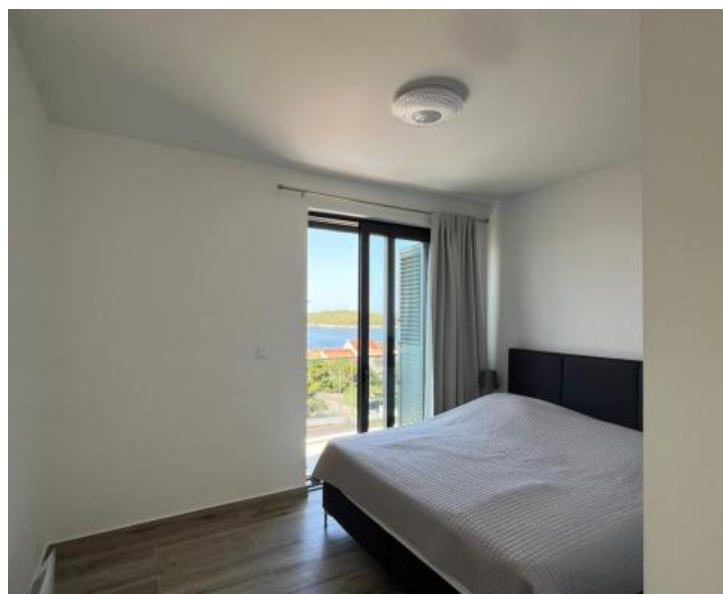


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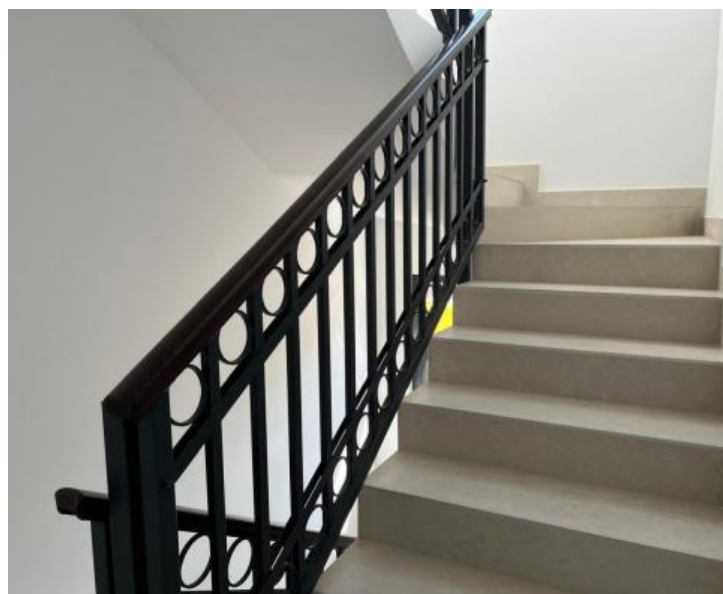
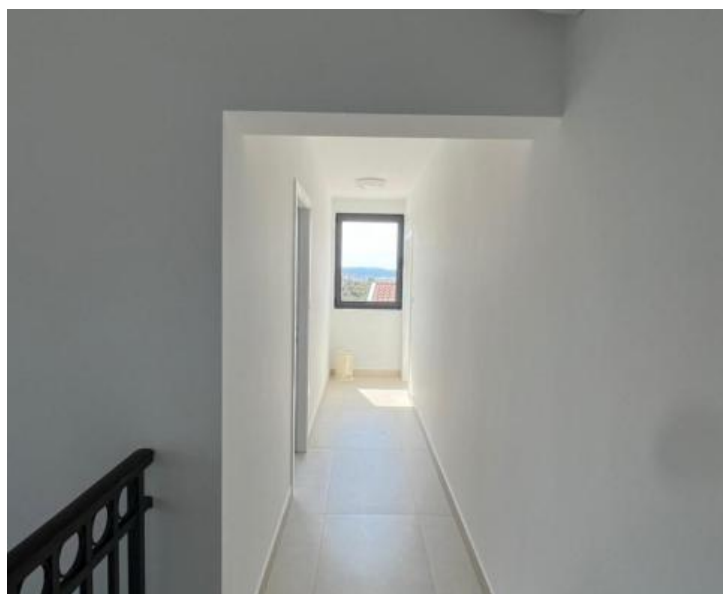
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