

Villa

Rogoznica, Dalmatia



Ref	RE-LB-IRO738
Type	Villa
Region	Dalmatia › Sibenik
Location	Rogoznica
Front line	No
Sea view	Yes
Distance to sea	75 m
Floorspace	115 sqm
Plot size	570 sqm
No. of bedrooms	4
No. of bathrooms	2
Price	€ 730 000

Stunning Hilltop Villa with Panoramic Sea Views and Pool mere 75 Meters from the Sea in Rogoznica Area!

This exceptional villa, perched on a hilltop, offers breathtaking panoramic views of the sea, nearby cliffs, and picturesque islets.

Built in 2019, the house is thoughtfully designed to ensure a luxurious and memorable vacation experience.

Perfect for Two Families or Groups of Friends

The villa features **two separate residential units**, making it ideal for families or friends vacationing together. Each unit includes:

- **Two Bedrooms:** Spacious and comfortable.
 - **Bathroom:** Modern and well-equipped.
 - **Kitchen and Living Room:** Fully furnished with everything you need.
 - **Private Terrace:** Equipped with stylish garden furniture to enjoy the stunning views.
- Additionally, there is an **outdoor toilet** for added convenience.

Highlights of the Property

- **Attractive Pool:** The villa boasts a **32 m² outdoor heated pool** with panoramic sea views that are simply unforgettable.
- **Sports and Leisure Facilities:** Guests can enjoy table tennis, a playhouse, badminton, volleyball, and even football goals, making it perfect for families with children.

Modern Amenities

- **Entertainment:** 6 TVs, Smart TV, Cable TV, PlayStation 3.
- **Connectivity:** Free high-speed wireless internet.
- **Comfort:** Air conditioning, complete thermal insulation, and electric heating.
- **Extras:** A safe for valuables and 9 deck chairs for relaxing by the pool.

Outdoor Features

- **Large Garden:** 570 m² of outdoor space with furniture, barbecue, outdoor fireplace, and a shower.
- **Terraces:** Three terraces (open and covered) offer various spots to relax and take in the view.
- **Parking:** Space for up to 4 cars.

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Prime Location

The villa is strategically located to provide peace and privacy while being close to essential amenities and attractions:

- **Nearest Beach:** Just 75 m away (concrete beach).
- **Alternative Beach:** 400 m (pebble beach).
- **Restaurant and Stores:** 1 km away.
- **Trogir:** 17 km to this UNESCO-listed "museum city."
- **Krka National Park:** A short drive to explore waterfalls, lakes, and monasteries.
- **Airport:** Only 22 km from Split Airport (SPU).

Why Choose This Villa?

This villa is the perfect blend of modern luxury, family-friendly amenities, and unbeatable location. From the **stunning pool with panoramic views** to its proximity to cultural treasures like Trogir and natural wonders like Krka National Park, this property promises an unforgettable stay.

NOTE:

There is a septic tank and currently they are working on a central water connection so it will be connected until the Summer.

One thing that is important to know – the villa is being built in front which will partially obstruct the view.

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:
6348 €

Average price/m² of this type
in this region:
4911 €

Median price/m² of this type
in this region:
4306 €

Average price/m² of this type
in Croatia:
4364 €

Median price/m² of this type
in Croatia:
3866 €

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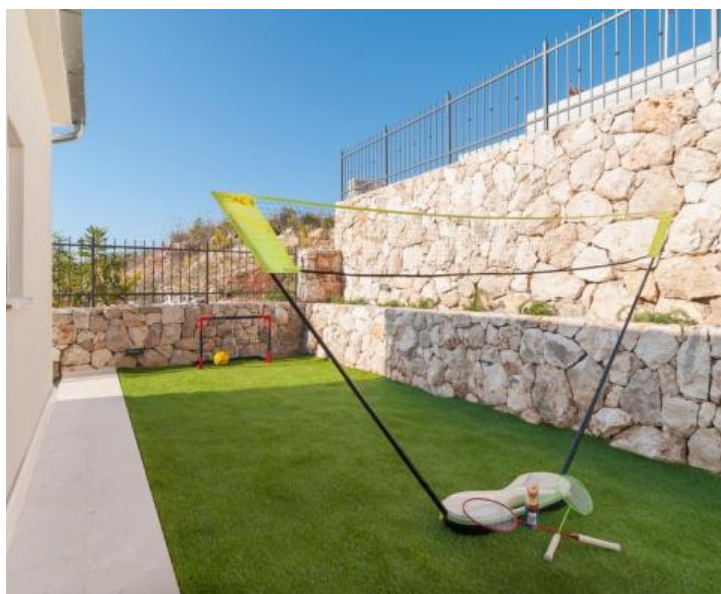
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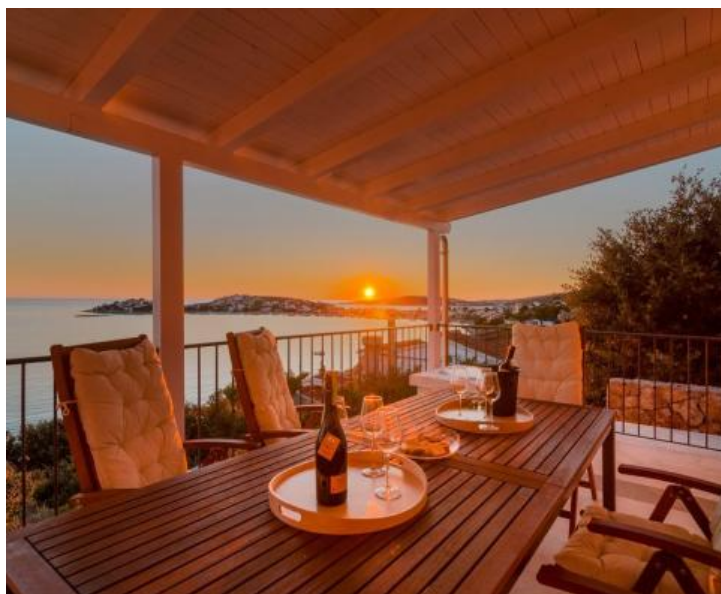
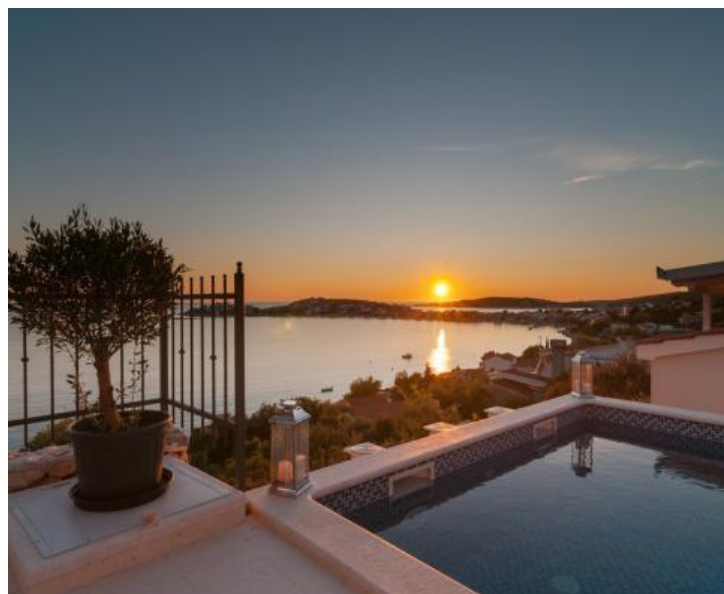
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