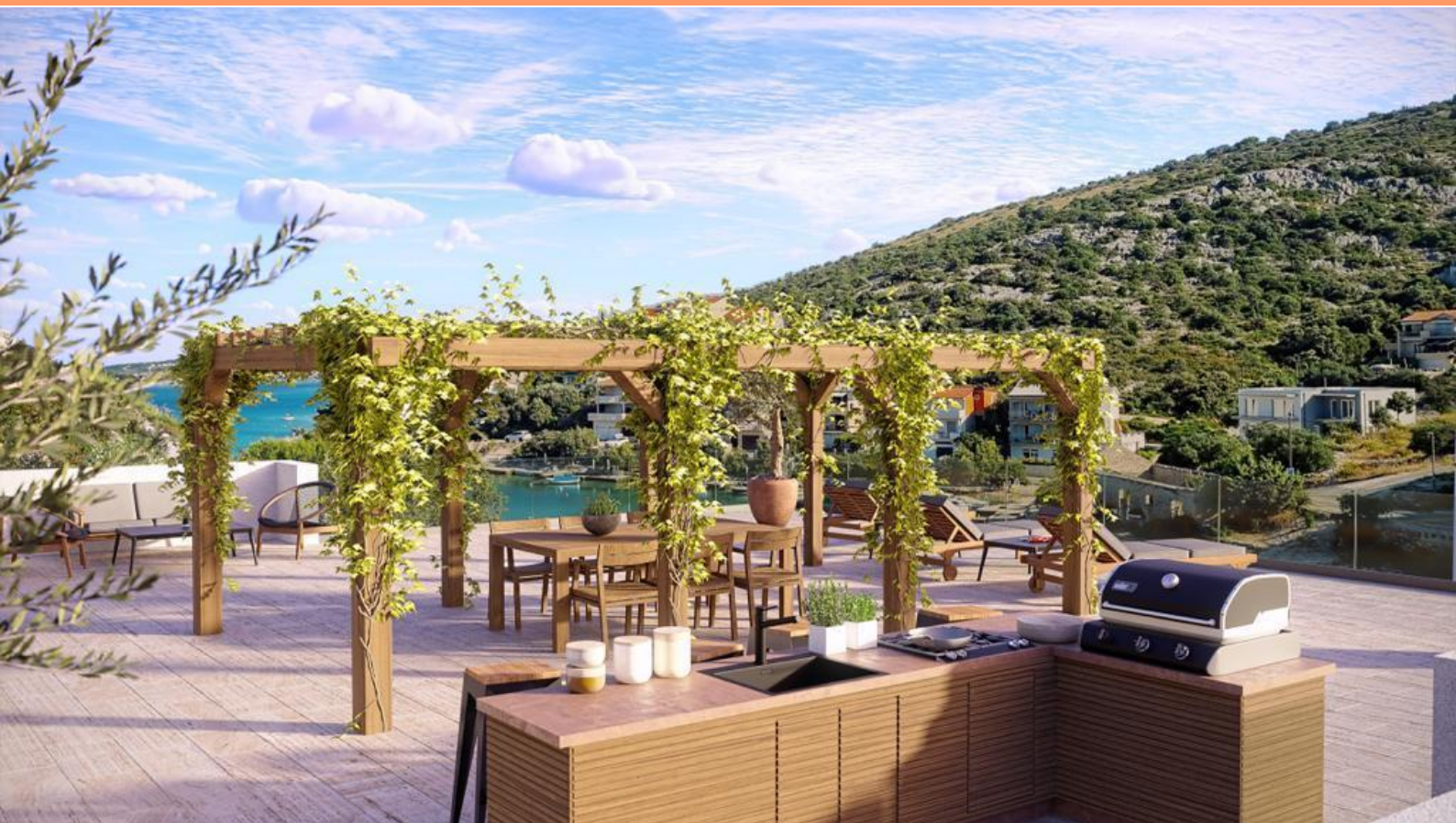


Villa

Rogoznica, Dalmatia



Ref	RE-LB-IRO2477
Type	Villa
Region	Dalmatia > Sibenik
Location	Rogoznica
Front line	Yes
Sea view	Yes
Distance to sea	15 m
Floorspace	250 sqm
Plot size	600 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 550 000

Villa

Rogoznica, Dalmatia



Located in the serene bay of between Trogir and Rogoznica, this exceptional property right by the sea offers a rare blend of luxury, privacy, and natural beauty.

Just steps from the crystal-clear sea and a pristine beach, on the 1st construction line to the sea, it presents an ideal opportunity for upscale coastal living or a premium tourist development.

Currently in the shell construction phase since 2013, the property comes with all permits and architectural plans fully paid, allowing for immediate continuation of work tailored to your personal vision.

The villa offers 250 m² of living space, set on a 600 m² land plot.

The ground floor features two generously sized bedrooms, each with its own en-suite bathroom, a space envisioned for a tavern or entertainment room, an internal staircase, and direct access to a spacious terrace with a swimming pool—perfect for soaking up the sun and enjoying the calming sound of the sea.

Upstairs, the master suite includes a private bathroom and balcony, alongside a bright and airy living room with an open kitchen and dining area, plus a convenient storage room. Both the balcony and living space offer sweeping panoramic views of the sea and coastline.

Adding even more value, the property comes with Urban Planning Office approval for the construction of an additional floor, allowing you to expand the living area and increase its potential.

Whether you're looking to create a dream vacation home or invest in a high-end rental project, this property provides the perfect foundation. With all documentation in place and the flexibility to customize, you can begin building immediately—and with expansion potential, the possibilities are even greater.

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.

Villa

Rogoznica, Dalmatia



Price per m²:
2200 €

Average price/m² of this type
in this region:
7365 €

Median price/m² of this type
in this region:
6390 €

Average price/m² of this type
in Croatia:
7998 €

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

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