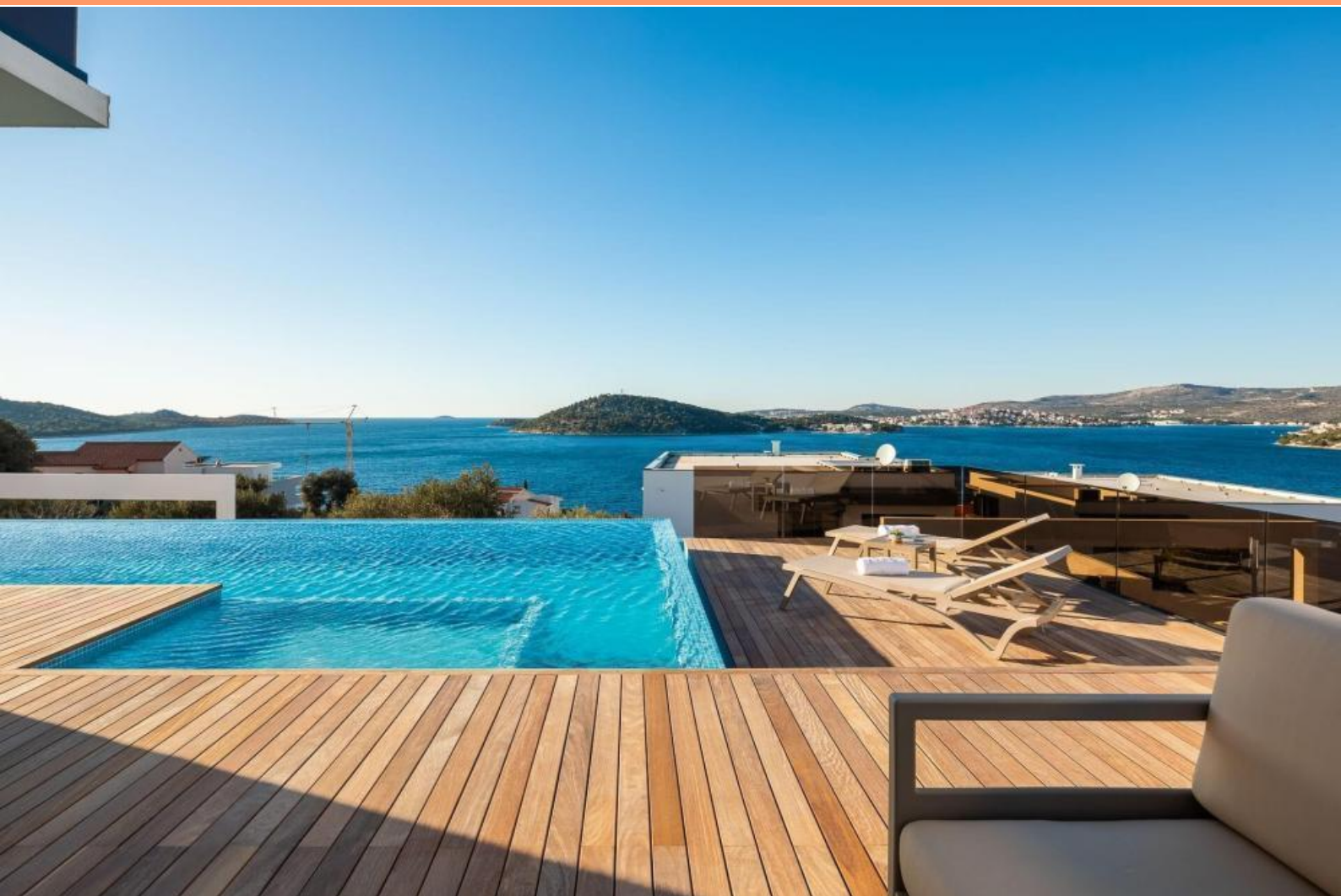


Villa

Rogoznica, Dalmatia



Ref	RE-LB-IRO1005
Type	Villa
Region	Dalmatia › Sibenik
Location	Rogoznica
Front line	No
Sea view	Yes
Distance to sea	90 m
Floorspace	260 sqm
Plot size	550 sqm
No. of bedrooms	4
No. of bathrooms	5
Price	€ 1 600 000

Villa

Rogoznica, Dalmatia



Astonishing luxury villa located in a quiet Dalmatian town near Rogoznica in a fenced complex of three modern villas just 90 meters from the sea, with amazing sea views!

This fantastic villa offers an enchanting blend of modern architecture and natural ambience with a unique view of one of the most beautiful sunsets.

Although it is located in a location that ensures complete privacy and peace, not far from the villa are various facilities such as bars, restaurants, shops, supermarkets to make life comfortable.

The villa covers floorspace of 260 m² of living space and consists of ground floor and first floor and a fenced private garden.

The ground floor has a spacious living room, kitchen, dining room and laundry room, separate bathroom and wellness room with sauna and jacuzzi. The living room opens onto a large terrace of 140 m² (110 m² of teak) where the outdoor dining area, outdoor furniture, heated infinity pool surrounded by deck chairs. In addition to the possibility of heating, the 10 m long pool also has the possibility of cooling.

The upper floor offers hallway, four bedrooms with attached bathrooms and terraces.

The location of the villa provides shade and sun throughout the day.

In the fully fenced garden there is a parking lot with three parking spaces.

Near the villa is a pebble beach typical of the Dalmatian coast full of white stone.

You will always recognize your villa on a picture due to special design and perfect location.

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:
6154 €

Average price/m² of this type
in this region:
4949 €

Median price/m² of this type
in this region:
4371 €

Average price/m² of this type
in Croatia:
4345 €

Median price/m² of this type
in Croatia:
3846 €

Villa

Rogoznica, Dalmatia



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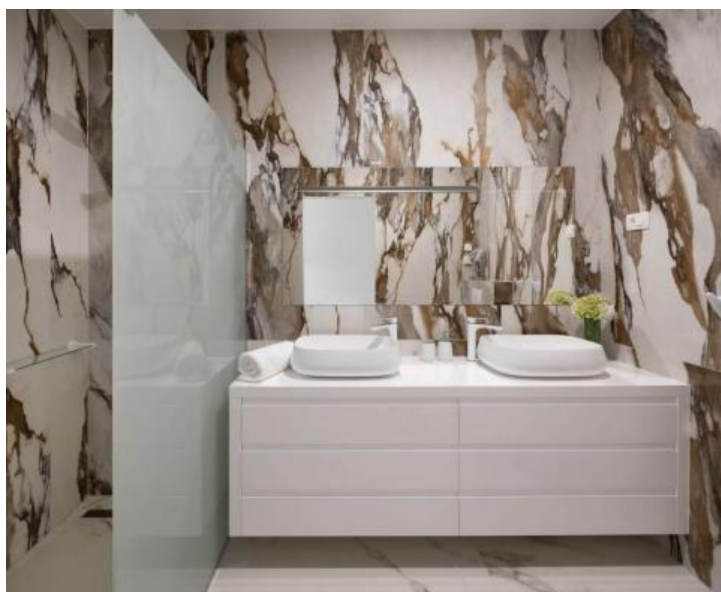
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