

# New development

## Rogoznica, Dalmatia



<b>Ref</b>	RE-LB-IRO1955
<b>Type</b>	New development
<b>Region</b>	Dalmatia › Sibenik
<b>Location</b>	Rogoznica
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	100 m
<b>Floorspace</b>	92 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 567 300

Tel: +385 91 357 3071 Viber, Whatsapp  
info@adrionika.com  
www.adrionika.com

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In the heart of Rogoznica, just 100 meters from the glistening turquoise sea and its inviting beaches, stands a modern designer villa of exceptional elegance.

Enveloped by an array of cafes, restaurants, and shops, this villa strikes the perfect balance between luxury and comfort. A mere 15-minute stroll along the promenade will lead you to one of Croatia's finest marinas, famous yachting Marina Frapa.

This stately modern building, with a living area of 551 square meters, spans three magnificent floors and houses three distinct apartments. South-facing, it offers a breathtaking panoramic view of the bay, imbuing the residence with a rare sense of exclusivity and serenity.

Beneath the villa lies a spacious garage capable of accommodating five vehicles, complemented by additional storage spaces for ease and organization. The project is being executed to the highest standards, ensuring a turnkey handover by the end of 2024.

For those seeking flexibility, the villa's individual apartments may be purchased separately:

- **S1, Ground Floor:** Spanning 202.06 m<sup>2</sup>, it includes an engine room for the pool, storage room, garden, two bedrooms, a bathroom, a toilet, a hallway, an open-plan kitchen, dining, and living area, a terrace, a pool, and two garage spaces. Price: €753,300.
- **S2, 1st Floor:** Covering 91.90 m<sup>2</sup>, it offers two bedrooms, two bathrooms, a toilet, a wardrobe, two terraces, a hallway, a kitchen with a dining and living room, one garage space, and storage. Price: €567,300.
- **S3, 2nd Floor, Two-Story Penthouse:** This grand 257.47 m<sup>2</sup> penthouse boasts three bedrooms, a dressing room, two bathrooms, a gallery, a library, two terraces, and a spacious open-plan kitchen, dining, and living room. It also includes two garage spaces. Price: €1,125,200.

For those desiring the entire villa in its entirety, with its full 551 m<sup>2</sup> of living space—comprising three apartments, internal and external staircases, a garage, storage rooms, terraces (both covered and open), a swimming pool with an engine room, and complete interior fittings—the price is €2,445,800.

This splendid villa, set against the backdrop of the Adriatic, offers not just a home but an experience of refined luxury and coastal charm.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total,

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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>:  
6166 €

Average price/m<sup>2</sup> of this type  
in this region:  
3912 €

Median price/m<sup>2</sup> of this type  
in this region:  
4057 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4262 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3987 €

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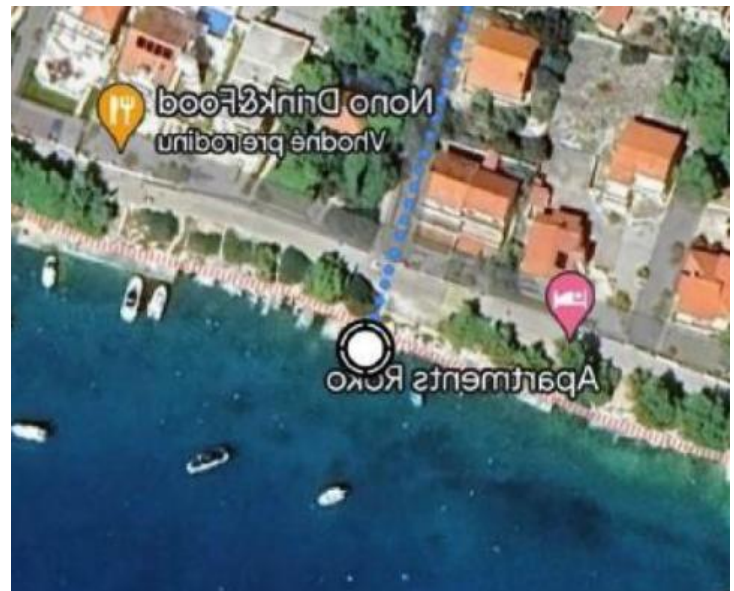
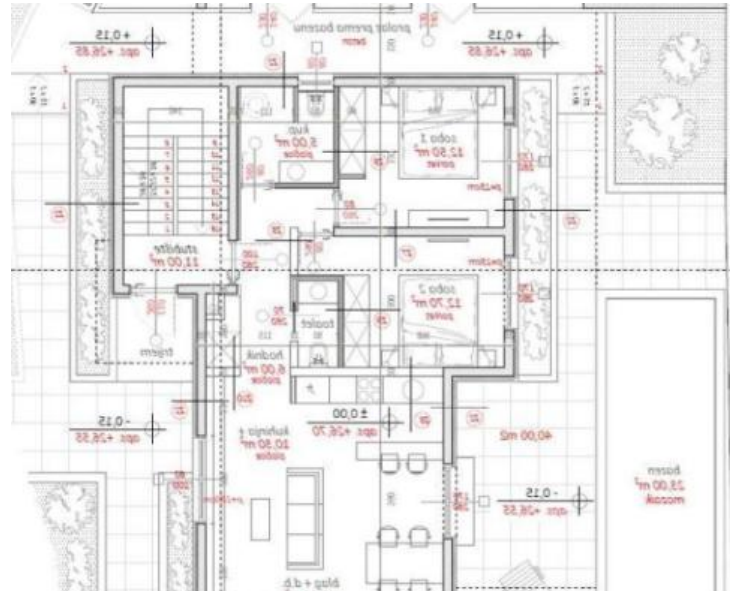
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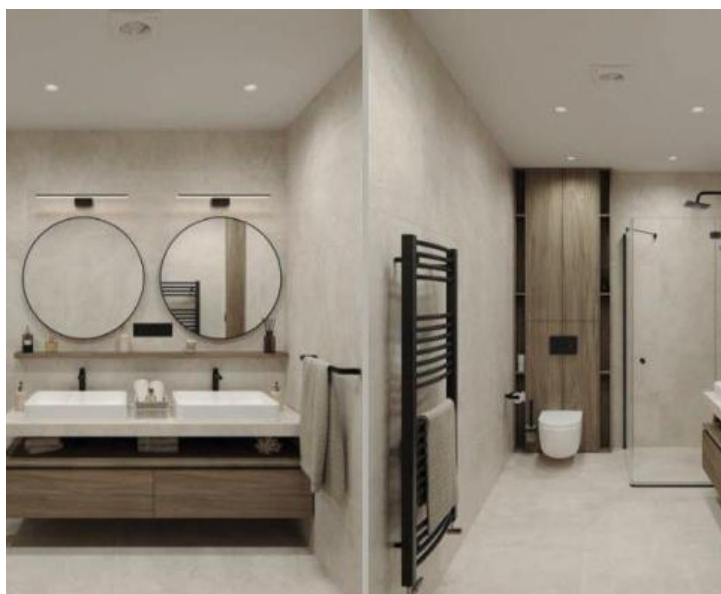


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