

Apartment

Rogoznica, Dalmatia



Ref	RE-LB-IRO1954
Type	Apartment
Region	Dalmatia > Sibenik
Location	Rogoznica
Front line	No
Sea view	Yes
Distance to sea	100 m
Floorspace	257 sqm
No. of bedrooms	1
No. of bathrooms	1
Price	€ 1 125 000

Apartment

Rogoznica, Dalmatia



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, Marina Frapa.

This stately villa, 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 close of 2024.

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

- **S1, Ground Floor:** Spanning 202.06 m², 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 m², 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 m² 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 m² 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, 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

Apartment

Rogoznica, Dalmatia



expenses. Agency/brokerage agreement is signed prior to visiting properties.

Apartment

Rogoznica, Dalmatia



Price per m²:
4377 €

Average price/m² of this type
in this region:
4187 €

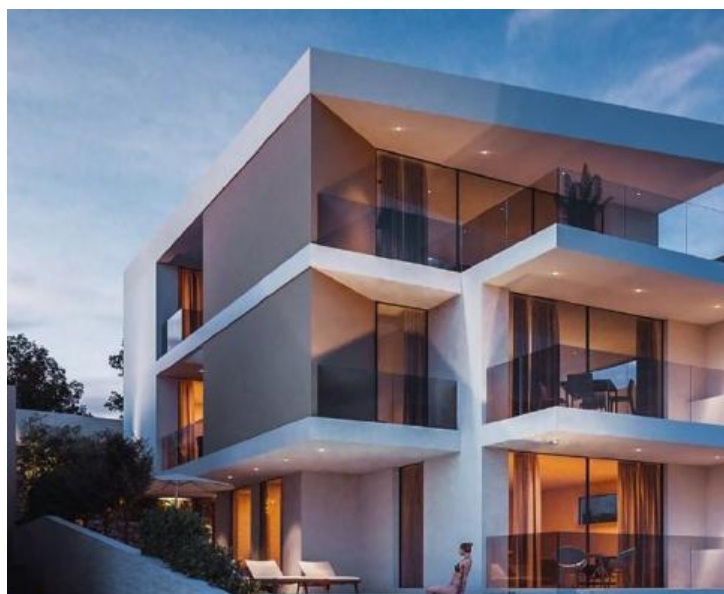
Median price/m² of this type
in this region:
4152 €

Average price/m² of this type
in Croatia:
4490 €

Median price/m² of this type
in Croatia:
4167 €

Apartment

Rogoznica, Dalmatia



Apartment

Rogoznica, Dalmatia



Apartment

Rogoznica, Dalmatia

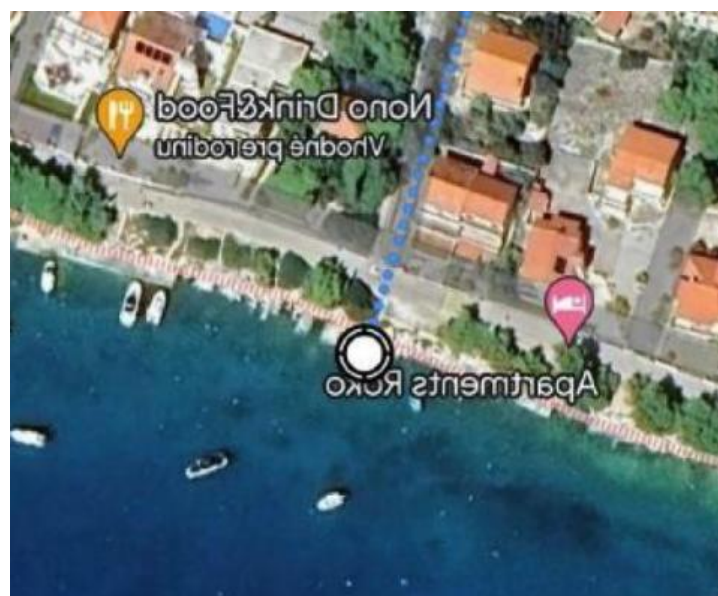
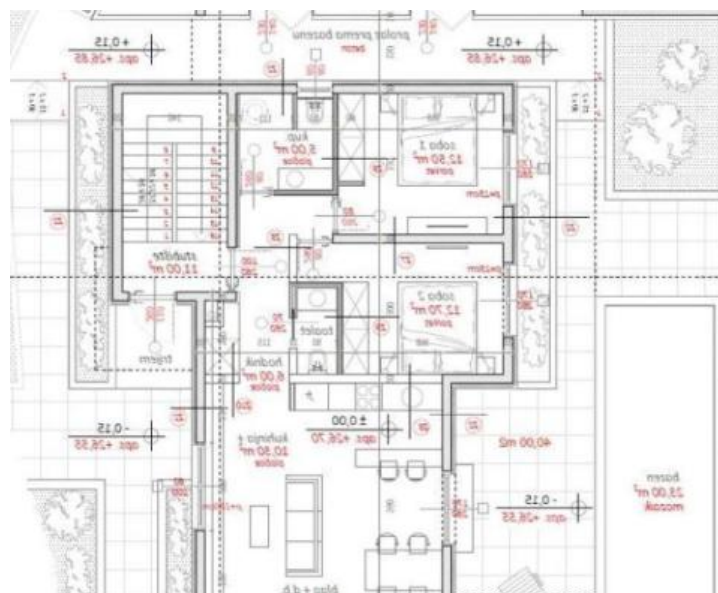


Apartment

Rogoznica, Dalmatia



Apartment Rogoznica, Dalmatia



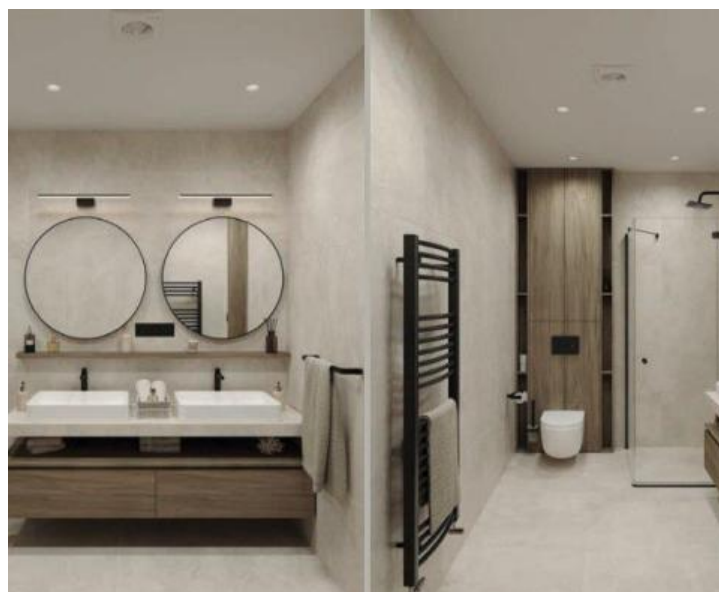
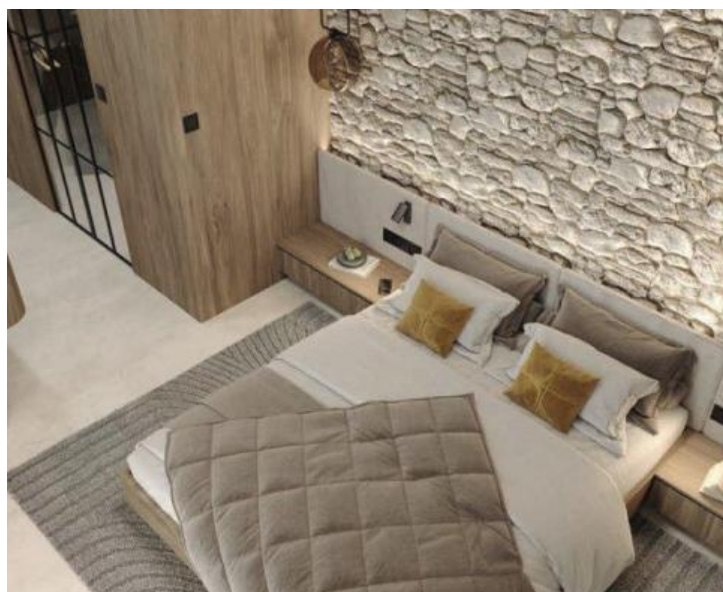
Apartment

Rogoznica, Dalmatia



Apartment

Rogoznica, Dalmatia



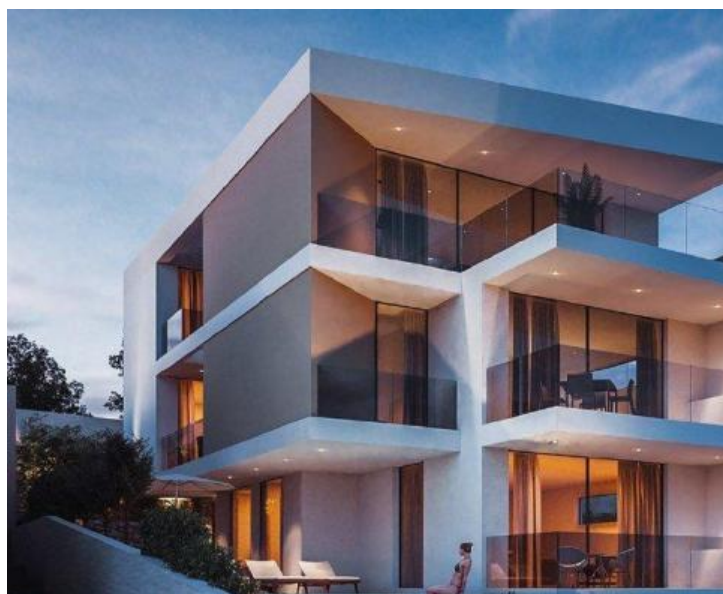
Apartment

Rogoznica, Dalmatia



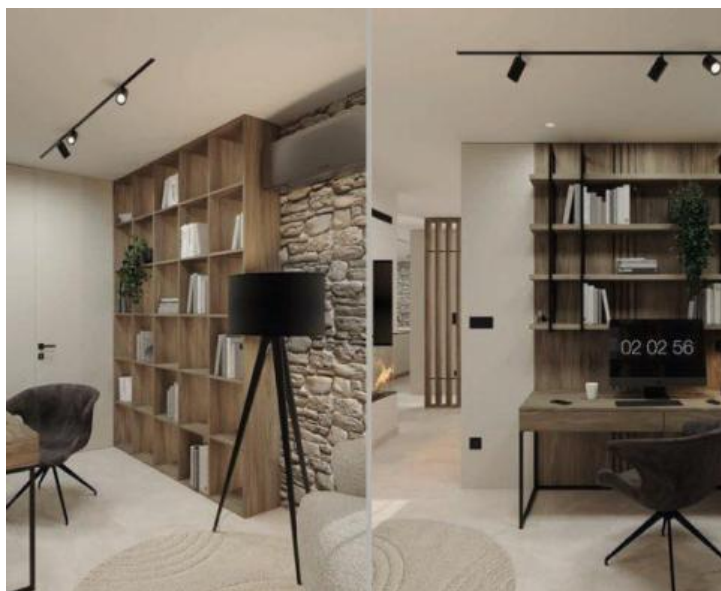
Apartment

Rogoznica, Dalmatia



Apartment

Rogoznica, Dalmatia



Apartment

Rogoznica, Dalmatia

