

Villa

Ražanj, Rogoznica, Dalmatia



Ref	RE-LB-28481
Type	Villa
Region	Dalmatia > Sibenik
Location	Ražanj, Rogoznica
Front line	No
Sea view	Yes
Distance to sea	40 m
Floorspace	210 sqm
Plot size	537 sqm
No. of bedrooms	4
No. of bathrooms	5
Price	€ 1 250 000

Villa

Ražanj, Rogoznica, Dalmatia



Superb luxury villa with swimming pool 40 m from the sea in Razanj area near Rogoznica, with a buoy in offer! Magnificent sea views are opening!

For sale in Ražanj, just 10 km from Rogoznica near Šibenik, is an exquisite seaside luxury villa featuring a captivating view of the sea. Spanning a total living area of 210 m², this beautiful villa is situated on a gently sloping 537 m² plot.

The villa, thoughtfully designed and constructed, comprises a basement, ground floor, and first floor. The lower level hosts a summer kitchen, a bathroom, a laundry room, a boiler room, and a garage. Accessible from the summer kitchen, a covered terrace and a meticulously landscaped garden with an automatic irrigation system surround a 30 m² heated pool. The ground floor seamlessly integrates a living room and an open-concept kitchen with expansive glass walls, leading to a covered terrace and an additional bathroom. Upstairs, four bedrooms and three bathrooms await, each providing access to a loggia or terrace. The yard offers private parking and a garage, providing a total of 4 parking spaces.

The interior boasts an airy Mediterranean style, flooded with natural light through numerous glass walls. Ceramic tiles cover the floors, while the facade is adorned with Travertino stone. PVC joinery features electric blinds, and all rooms are equipped with inverter air conditioners for heating and cooling. The upper two floors benefit from underfloor heating. The property is secured with video surveillance and an alarm system.

Beyond the villa, a buoy in the bay with a beach just 40 m away adds to the allure.

Ražanj's city center is a mere 200 m away, making it an ideal location on the Dalmatian coast. The proximity to amenities and popular destinations, such as the sea port of Rogoznica, enhances its appeal. The urban center, Šibenik, is 40 km away, while Split is 50 km distant. The nearest airport is 30 km away, and the region boasts several National Parks and Nature Parks. Among them, Kornati National Park, often referred to as the pearl of the Adriatic, lies in close proximity to Šibenik. Further north, Vrana Lake Nature Park offers a rich ornithological reserve amid lush flora and fauna.

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

Ražanj, Rogoznica, Dalmatia



Price per m²:
5952 €

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:
4353 €

Median price/m² of this type
in Croatia:
3865 €

Villa

Ražanj, Rogoznica, Dalmatia



Villa

Ražanj, Rogoznica, Dalmatia



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

Villa

Ražanj, Rogoznica, Dalmatia



Villa

Ražanj, Rogoznica, Dalmatia



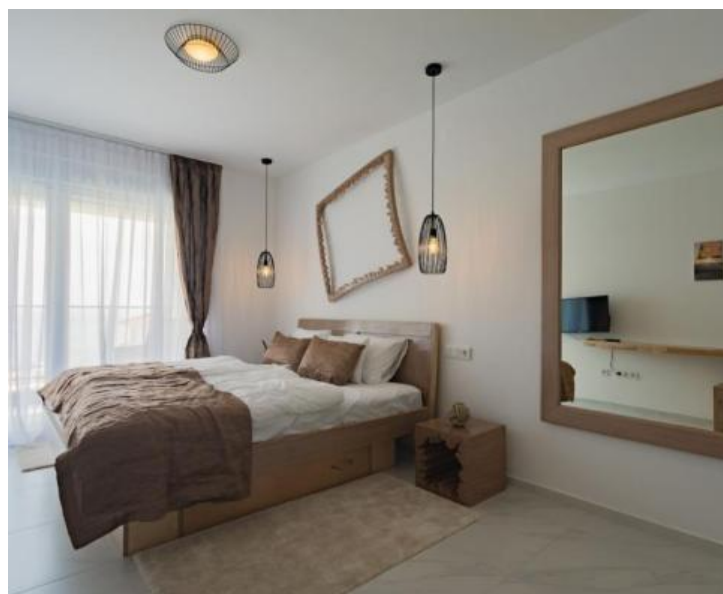
Villa

Ražanj, Rogoznica, Dalmatia



Villa

Ražanj, Rogoznica, Dalmatia



Villa

Ražanj, Rogoznica, Dalmatia



Villa

Ražanj, Rogoznica, Dalmatia



Villa

Ražanj, Rogoznica, Dalmatia



Villa

Ražanj, Rogoznica, Dalmatia



Villa

Ražanj, Rogoznica, Dalmatia



Villa

Ražanj, Rogoznica, Dalmatia



Villa

Ražanj, Rogoznica, Dalmatia



Villa

Ražanj, Rogoznica, Dalmatia



Villa

Ražanj, Rogoznica, Dalmatia



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

Villa

Ražanj, Rogoznica, Dalmatia



Villa

Ražanj, Rogoznica, Dalmatia



Villa

Ražanj, Rogoznica, Dalmatia



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

Villa

Ražanj, Rogoznica, Dalmatia

