

House

Rogoznica, Dalmatia



Ref	RE-LB-IRO1977
Type	House
Region	Dalmatia › Sibenik
Location	Rogoznica
Front line	No
Sea view	Yes
Distance to sea	20 m
Floorspace	180 sqm
No. of bedrooms	4
No. of bathrooms	3
Price	€ 490 000

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Situated in an enviable location just 20 m from the sea and a mere 100 m from the heart of Rogoznica, this exquisite residence spans approximately 180 m² across the ground floor, first floor, and attic, complemented by a 12 m² basement. With four bedrooms and three bathrooms, the house boasts French windows that flood every room with natural light, creating an airy atmosphere.

Recently subjected to a comprehensive renovation, this beautiful dwelling now stands fully modernized, striking an impeccable balance between traditional charm and contemporary comforts.

While lacking a dedicated parking area, residents have the option to acquire an annual city parking permit, granting access to public parking spaces in close proximity.

This property can be bought together with wonderful 1st line restaurant nearby-
<https://www.adrionika.com/property/mini-hotel-dalmatia-sibenik-277-sqm-1300000-eur>

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.

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Price per m²:
2722 €

Average price/m² of this type
in this region:
3644 €

Median price/m² of this type
in this region:
2831 €

Average price/m² of this type
in Croatia:
2892 €

Median price/m² of this type
in Croatia:
2582 €

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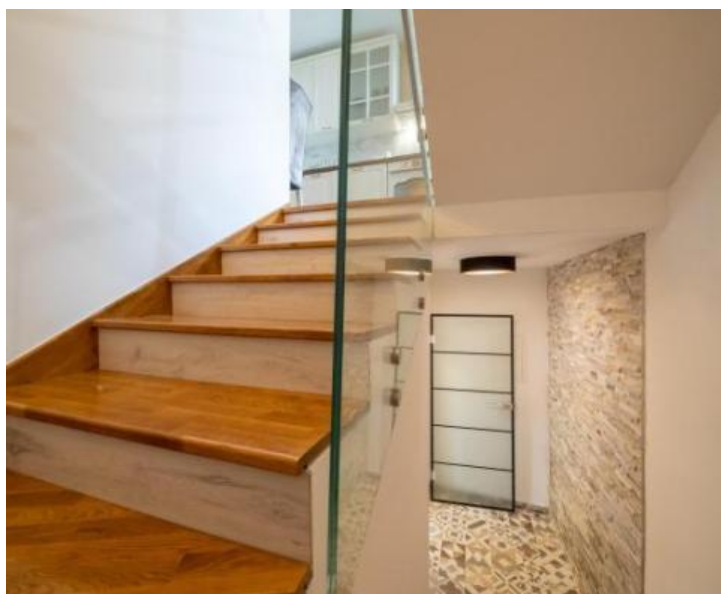
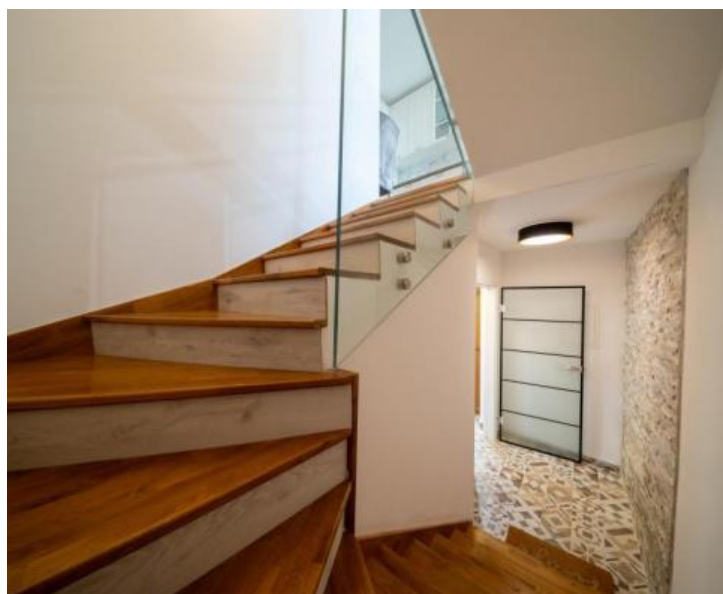
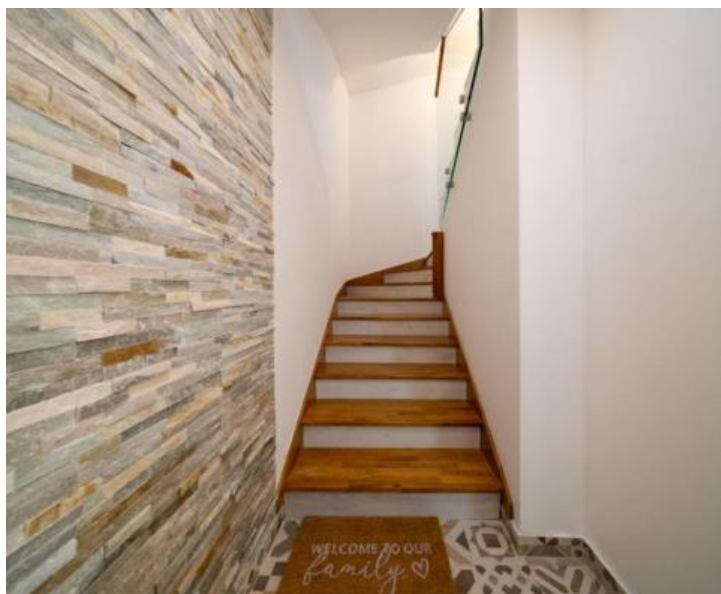
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