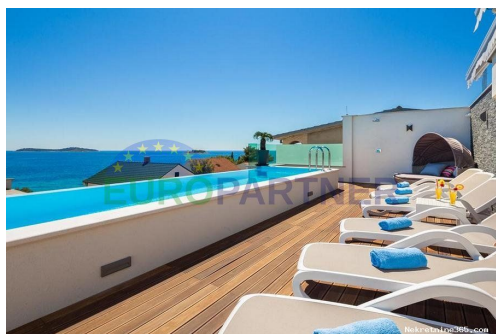


## Luksuzna vila udaljena samo 30 m od mora u blizini Primoštena, Rogoznica, House



### Seller Info

Name: Agencija Europartner  
First Name: Agencija  
Last Name: Europartner  
Company: Europartner d.o.o.  
Name:  
Service Type: Selling  
Additional: office@europartner.hr  
Email:  
Website: <https://www.europartner.hr>  
Country: Croatia  
Region: Istarska županija  
City: Poreč  
City area: Poreč  
ZIP code: 52440  
Address: Mate Vlašića 20  
Mobile: +385 98 923 6402  
Phone: +385 52 433 268  
About us: Europartner is a licensed real estate agency based in Istria in the town of Poreč, an active member of the Croatian Chamber of Commerce.

Our mission is to fulfill the wishes of our clients, we listen to what you tell us and we are focused on realizing your wishes, which helps us with our many years of experience and acquired market knowledge.

Our Real Estate Portfolio is the result of our work and desire to be among the best, and our satisfied clients are the crown of our profession.

Our business does not end with the signing of the contract, we are still available to our clients for all other jobs from the

moment of purchase to carefree  
move into the desired property.

We speak: Croatian, English,  
German, Italian

We are enrolled in:

Directory of real estate agents  
in the Republic of Croatia,  
pursuant to Article 12,  
paragraph 2 of the Law on Real  
Estate Brokering (Official  
Gazette 107/07)  
Register of Real Estate Brokers  
in the Republic of Croatia,  
pursuant to Article 2 of the Law  
on Real Estate Brokering  
(Official Gazette 107/07)

EUROPARTNER d.o.o  
Istarskog Razvoda 1, 52440  
Poreč  
OIB: 68770135089  
MBS: 130003427  
Share capital: 20.000,00 HRK  
The competent court:  
Commerical court Pazin

## Listing details

### Common

Title:	Luksuzna vila udaljena samo 30 m od mora u blizini Primoštena
Property for:	Sale
House type:	detached
Property area:	410 m <sup>2</sup>
Lot Size:	460 m <sup>2</sup>
Bedrooms:	6
Bathrooms:	5
Price:	1,198,000.00 €
Updated:	Jul 28, 2023

### Condition

Newbuild:	yes
Condition:	Kept

## Location

Country: Croatia  
State/Region/Province: Šibensko-kninska županija  
City: Rogoznica  
City area: Rogoznica  
ZIP code: 22203

## Permits

Building permit: yes  
Ownership certificate: yes

## Additional information

Infrastructure: Water, Active telephone line, Air conditioner, Telephone installation, Sewage, ADSL  
Energy efficiency: A+



## Parking

Number of parking spaces: 5

## Description

Description: This luxurious villa is located in central Dalmatia, in the beautiful and authentic place Rogoznica. It is only 30 meters away from the sea and the natural beach. Equipped with premium materials, created for full enjoyment and relaxation. To make the enjoyment even stronger, the space on the last floor was designed only for this purpose. Here is mini kitchen, billiard table and other entertainment appliances, mini-gym, changing room, and a large sauna with 2 toilet and shower. The exit from this floor leads to a terrace with a jacuzzi and a large pool. From this terrace is a spectacular view of the sea and the islands. On the 1st floor there is a large living room with a sea view. The living room has access to the terrace where the outdoor furniture is made for relax. There are also 3 bedrooms (each with their own toilet), the main room is south-facing and has a terrace exit. This room features a wardrobe room. On the ground floor there is a large terrace that extends along the entire house. On this floor there are also 2 bedrooms that have their own bathroom and a spacious kitchen and dining area. On the ground floor is the main entrance to the villa. The courtyard is spacious, decorated with Mediterranean plants and within it there is a grill and a large parking place. This villa is unique because the pool is at the top of the house, so it is guaranteed to fully enjoy the beauties of the sea and Dalmatia with full of privacy. Custom ID: ST-898 Energy class: A+ Remark: Viewing the property is possible with the signing of the brokerage contract, which is the basis for further actions related to the purchase and sale, all in accordance with the Act on Brokerage in Real Estate Transactions.

The agency commission is determined by the brokerage contract, and is payable after the conclusion of the sales contract.

### Additional contact info

Reference Number: 483135  
Agency ref id: ST-898  
Contact phone: +385 (98) 923-6402