

## ROGOZNICA-LUKSUZNA VILLA S PREDIVNIM POGLEDOM,

### Rogoznica, House



#### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
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Region: Primorsko-goranska županija  
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in

Pula, Anticova 5 and in Zagreb,  
Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	ROGOZNICA-LUKSUZNA VILLA S PREDIVNIM POGLEDOM
Property for:	Sale
House type:	detached
Property area:	220 m <sup>2</sup>
Lot Size:	250 m <sup>2</sup>
Bedrooms:	6
Bathrooms:	4
Price:	1,250,000.00 €
Updated:	Apr 15, 2024

### Condition

Newbuild:	yes
Built:	2021

### Location

Country:	Croatia
State/Region/Province:	Šibensko-kninska županija
City:	Rogoznica

### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	A+
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### Parking

Garage:	yes
Number of parking spaces:	4

## Description

Description:

A beautiful semi-detached villa in the immediate vicinity of Rogoznica, only 80 meters from the pebble beach. The villa is spread over 3 floors. It has a garage for 1 car, and in the area next to it there is an engine room with pool equipment. In the basement there is a spacious living room with a kitchen, a laundry room, a storage room and a guest toilet. From the basement there is access to an outdoor terrace equipped with a summer kitchen and a swimming pool and sunbathing area with a view of the sea. The ground floor consists of 3 bedrooms with their own bathrooms and wardrobe space. 2 rooms have access to the terrace with a view of the sea. On the first floor there is another "apartment", that is, a space that can ideally fit into the space of the villa, but can also serve as a separate unit/apartment. It consists of a spacious living room with a kitchen and dining room, a storage room, a bathroom with a bathtub and a walk-in shower, and a bedroom with a terrace. The villa is extra modernly equipped, with state-of-the-art technology, and from all rooms there is an excellent view of the sea and sunsets. For more information and a tour of this magical property, contact the agency! Don't miss this opportunity, Contact us with confidence! ID CODE: DA1834

## Additional contact info

Reference Number: 528013  
Agency ref id: DA1834