

POTPUNO OPREMLJENA VILA UDALJENA 100 m OD MORA, PREKRASAN POGLED, VRHUNSKI DIZAJN - ROGOZNICA, Rogoznica,

House



Seller Info

Name: Adria Team
First Name: Adria
Last Name: Team
Company Name: Adria Team Real Estate d.o.o.
Service Type: Selling and renting
Website: <https://adriateam.com>
Country: Croatia
Region: Zadarska županija
City: Zadar
ZIP code: 23000
Address: Matije Gubca 40
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About us: Pratimo Vas u cijelom postupku kupoprodaje nekretnine i vodimo brigu o svim bitnim detaljima umjesto Vas. Nudimo Vam široki spektar usluga i pružamo kompletan pravni servis, od provjere dokumentacije vezane uz određenu nekretninu, Ugovora o kupoprodaji sa prijevodom na/sa jezika prodavatelja i kupca ako se radi o strancima (češki, slovački, po potrebi i na druge jezike) pa sve do uknjižbe prava vlasništva i promjene posjedovnog stanja, kao i predaje porezne prijave u poreznu upravu.

Za klijente koji žele u Hrvatskoj investirati nudimo prezentaciju investicijskih projekata, pravno te financijsko savjetovanje.

Suradujemo s odvjetnicima, javnim bilježnicima, geodetima,

projektantima, građevinarima te sa svim ostalim stručnjacima vezanim za gradnju i promet nekretninama.

Upisani smo u Registar posrednika u prometu nekretnina pri HGK u RH te smo potpisnici Kodeksa etike u poslovanju posrednika u prometu nekretnina.

Reg No.: 38/2017

Listing details

Common

Title:	POTPUNO OPREMLJENA VILA UDALJENA 100 m OD MORA, PREKRASAN POGLED, VRHUNSKI DIZAJN - ROGOZNICA
Property for:	Sale
House type:	detached
Property area:	551.43 m ²
Bedrooms:	8
Bathrooms:	5
Cellar:	yes
Price:	2,445,800.00 €
Updated:	Jan 22, 2024

Condition

Newbuild:	yes
Condition:	Under construction
Built:	2023

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: Air conditioner
Energy efficiency: In preparation



Parking

Garage: yes
Number of parking spaces: 4

Description

Description: A family VILLA for sale 100 m from the sea in Rogoznica. The property consists of 3 apartments on ground floor, 1st and 2nd floor. **PROPERTY DESCRIPTION:** BASEMENT - garage (4 parking spaces), 2 storage rooms GROUND FLOOR - engine room for the swimming pool, storage room, garden, 2 bedrooms, bathroom, toilet, hallway, kitchen + dining room + living room, terrace, swimming pool 1ST FLOOR - 2 bedrooms, entrance porch, 2 bathrooms, 2 terraces, hallway, kitchen, dining room + living room, toilet 1 ST and 2ND FLOOR - 3 bedrooms, wardrobe, 2 bathrooms, 2 terraces, toilet, kitchen + dining room, living room, 2 hallways, workplace **MATERIAL DESCRIPTION:** - custom-built furniture; - interior flooring: ceramic tiles; - decking for covered and uncovered terraces: tiles/stone/wood; - fully equipped bathrooms and toilets; - sanitary ware; - lighting fixtures; - interior doors with magnetic locks; - sun shading (zip screens); - complete kitchen including AEG appliances; - wine cellar; - apartment 1 and 2 – cooling and heating with Daikin Emura + electric floor heating in bathrooms and toilets; - penthouse – floor heating throughout the apartment, cooling with Daikin Emura; - windows, lift & slide walls – Reynaers aluminum windows; - sun shading – Fixscreen Renson; - glass railings; - swimming pool for common use; - sold fully equipped The rough works will start on November 15th, 2023. Completion and handover: June 15th 2025 Rogoznica is located in the southern part of Šibenik-Knin County, in a deep bay that is well protected from the wind, only 34 km away from Šibenik. Rogoznica has a 54 km long coast and a geographical position that places it right in the center of the Dalmatian coast, and it is the most protruding part of the Croatian mainland that penetrates deep into the Adriatic Sea. The position of Rogoznica separates the North and South Adriatic, which is extremely emphasized by the specific climatological characteristics in this area. The land part of Rogoznica was already inhabited in 1390. However, fearing the Turks, in 1518 the population moved to the islet for security reasons. Today's center of Rogoznica consists of a land part called Kopača and the islet of Kopara, joined by an artificial embankment into one whole. The center of Rogoznica is located on a peninsula where mostly old stone houses have been preserved, which gives the Rogoznica waterfront an authentic Mediterranean

atmosphere. Most of the island is covered with pine forest and is ideal for walking and for other types of recreation. For any additional information and to schedule a tour, feel free to contact us at any time with confidence. Custom ID: 23-208N
Energy class: U izradi

Additional contact info

Reference Number: 562375
Agency ref id: 23-208N