

## ŠIBENIK, RAŽANJ - Luksuzna vila s bazenom 40 m od mora, Rogoznica, House



### Seller Info

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First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
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Region: Primorsko-goranska županija  
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About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then

because we like to stay in touch  
even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	ŠIBENIK, RAŽANJ - Luksuzna vila s bazenom 40 m od mora
Property for:	Sale
House type:	detached
Property area:	210 m <sup>2</sup>
Lot Size:	537 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	6
Bathrooms:	5
Price:	1,250,000.00 €
Updated:	Jun 19, 2024

### Condition

Built:	2018
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### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	In preparation
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### Parking

Garage:	yes
Number of parking spaces:	4

## Description

Description:

ŠIBENIK, RAŽANJ - Luxury villa with pool 40 m from the sea  
Luxury villa with pool next to the sea for sale in Ražanj, 10 km from Rogoznica near Šibenik. The beautiful villa with a total living area of 210 m<sup>2</sup> was built on a plot of 537 m<sup>2</sup>, and stands out with an impressive view of the sea. The villa was built on a gently sloping plot of land, and consists of a basement, ground floor and first floor. On the lower floor there is a summer kitchen, a bathroom, a laundry room, a boiler room and a garage. From the summer kitchen there is access to a covered terrace and a yard with a garden that has an automatic irrigation system and a heated pool of 30 m<sup>2</sup>. On the ground floor there is a living room and a kitchen in an open space concept with many glass walls and a covered terrace, as well as a bathroom. Upstairs there are four bedrooms and three bathrooms. Each room has access to the loggia or terrace. Private parking and a garage with a total of 4 parking spaces are available in the yard. An airy Mediterranean style has been used in the interior decoration, and many glass walls ensure a sufficient amount of light throughout the day. Ceramic tiles were used for floor coverings, and the facade was decorated with Travertino stone. PVC joinery is equipped with electric blinds. Inverter air conditioners for heating and cooling are in all rooms, and underfloor heating is installed on the upper two floors. The facility has video surveillance and an alarm system. In addition to the villa with an already well-established tourist business, there is also a buoy in the bay with a beach only 40 m away from the property included in the price. The city centre of Ražanj is only 200 m away. Ražanj is a picturesque place on the Dalmatian coast, and the proximity of amenities and other popular destinations in the heart of the Adriatic coast make it an extremely attractive destination. The sea port of Rogoznica is located nearby. The urban center, the city of Šibenik, is 40 km away, and Split 50 km. The nearest airport is 30 km away. There are several National Parks and Nature Parks in the area. Kornati National Park, also known as the pearl of the Adriatic, is located in the immediate vicinity of Šibenik. A little further north is the Vrana Lake Nature Park, a natural ornithological reserve with rich flora and fauna. Dear clients, the agency commission is charged in accordance with the General Business Conditions [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 28481

## Additional contact info

Reference Number: 578804  
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