

## Atraktivna vila- Ražanj, 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>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: F.LA GUARDIA 6  
Phone: +385 51 341 080  
Fax: +385 51 341 081  
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:	Atraktivna vila- Ražanj
Property for:	Sale
House type:	detached
Property area:	328 m <sup>2</sup>
Lot Size:	537 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	6
Bathrooms:	5
Price:	1,250,000.00 €
Updated:	Apr 15, 2024

### Condition

Built:	2019
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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
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### Description

Description:	A beautiful villa with a spacious pool is for sale, perfectly located by the sea. This
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exclusive property offers the ultimate combination of luxury and comfort, ideal for those seeking a true Mediterranean life experience. The villa has 328.66 square meters, and the entire plot is 537 square meters. The villa has a total of 5 bedrooms with double beds and carefully selected furniture, three rooms also have a private bathroom. There are 4 bedrooms on the first floor, and each room has access to a terrace with an open view of the sea. On the same level is the main bathroom with a bathtub. On the ground floor there is a living room and a dining room with a kitchen. From the living room there is a spacious route with a view of the sea. On the lowest floor there is a bathroom with a shower cabin and a summer kitchen with all appliances and access to the covered living room from which you can enjoy the pool and sun loungers. The heated pool of 30 m<sup>2</sup> offers you the possibility of swimming even in times of lower temperatures. The large courtyard has a sunny sitting area with sea views and is enclosed by natural stone walls and frosted glass walls for privacy, as well as discreet night lights. The ground floor and first floor have underfloor heating, and there are a total of 6 air conditioners in the entire building. The villa also includes a mooring for a boat located in the bay. In Ražanj you will find quiet coves and beautiful beaches with crystal clear waters, ideal for relaxing days in the sun or activities such as swimming, diving and sailing. In addition, the place is known for its traditional restaurants where you can enjoy fresh seafood and local specialties. Thanks to its peaceful surroundings and untouched nature, Ražanj is the perfect destination for those who are looking for an escape from the hustle and bustle of the city and want to relax in an idyllic setting. For additional information and viewing, contact us with confidence: Ljubica Plazibat +385 994056127 Diana Jerončić +385 993268610 ID CODE: DA100062351

## Additional contact info

Reference Number: 578843  
Agency ref id: DA100062351