

## RAŽANJ- ČAROBNA VILLA NA PREDIVNOJ LOKACIJI, 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  
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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:	RAŽANJ- ČAROBNA VILLA NA PREDIVNOJ LOKACIJI
Property for:	Sale
House type:	detached
Property area:	270 m <sup>2</sup>
Lot Size:	150 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	6
Price:	1,300,000.00 €
Updated:	Apr 15, 2024

### Condition

Newbuild:	yes
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### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes



### Parking

Garage:	yes
Number of parking spaces:	3

### Description

Description:	The villa is located in a quiet location near Ražanj, in one of the most beautiful bays in the municipality of Rogoznica. It is extremely luxuriously equipped and is
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only 40m from the sea and has an impressive view of the sea and sunsets. The villa consists of a basement with a garage, ground floor and first floor. The basement next to the garage has an engine room, bathroom, small gym and storage. The ground floor consists of a bathroom, kitchen with dining area and living room with access to two covered terraces. The first floor has 3 bedrooms of which 2 have en suite bathroom, while 1 bathroom is separate. On the second floor there is a bathroom, sauna and a large open terrace with jacuzzi. The villa also has a beautifully landscaped garden and an outdoor pool. All terraces offer a beautiful sea view. The house is extremely well built and equipped with expensive materials and equipment, and guarantees the future buyer a comfortable and luxurious home, but also the opportunity for extra income if they decide to rent the property to tourists. Don't miss this opportunity, Contact us with confidence! ID CODE: DA328

### Additional contact info

Reference Number: 582185  
Agency ref id: DA328