

## ROGOZNICA- PREDIVNA KAMENA VILLA S POGLEDOM NA MORE, 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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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- PREDIVNA KAMENA VILLA S POGLEDOM NA MORE
Property for:	Sale
House type:	detached
Property area:	237 m <sup>2</sup>
Lot Size:	2000 m <sup>2</sup>
Bedrooms:	6
Bathrooms:	5
Price:	1.00 €
Updated:	May 02, 2024

### Condition

Newbuild:	yes
Built:	2022

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes



### Additional information

Energy efficiency:	A+
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### Parking

Number of parking spaces:	7
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## Description

Description:

The stone villa, situated in seclusion with spacious panoramic views of the sea and surroundings, represents a unique combination of contemporary and rustic design. Clad in high-quality Italian ceramic tiles in shades that blend perfectly with the natural environment, this villa offers aesthetic harmony and comfort. Recently built (in 2022), this villa features its heated pool, providing additional comfort and luxury. The interior design was created by an expert from the Netherlands, dedicating special attention to details. It is ideal for enthusiasts of active holidays as it is located near hiking trails and mountain biking routes. The villa spans 188 m<sup>2</sup> of living space, situated on a plot of 599 m<sup>2</sup>, with a 40 m<sup>2</sup> heated pool. It features an open concept living room, kitchen, and dining area, a laundry room, a technical room, and a total of 5 bedrooms and 5 bathrooms. The villa utilizes a solar water heating system, air conditioning, and underfloor heating, and is equipped with an alarm and camera system. The nearest town is Rogoznica, located 3.5 km away, while Primošten is 6.5 km away, providing easy access to all necessary amenities. Split Airport is approximately 30 km away, making this villa extremely conveniently located for travel and access to all the region's conveniences. ID CODE: DA100062705

## Additional contact info

Reference Number: 605062  
Agency ref id: DA100062705