

## DALMACIJA ROGOZNICA - Elegantna vila sa spektakularnim pogledom na more, Rogoznica, House



### Seller Info

Name: Agencija Dux nekretnine  
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First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
Mobile: 385 91 480 8808  
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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:	DALMACIJA ROGOZNICA - Elegantna vila sa spektakularnim pogledom na more
Property for:	Sale
House type:	detached
Property area:	290 m <sup>2</sup>
Lot Size:	730 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	5
Bathrooms:	4
Price:	1,850,000.00 €
Updated:	Jun 24, 2024

### Location

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



### Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes

### Heating

Central heating:	yes
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### Parking

Number of parking spaces:	3
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### Description

Description:	DALMATIA ROGOZNICA, Elegant villa with spectacular sea view Elegant property with sea view located in a quiet bay near Rogoznica. It stands out for its architectural design, which perfectly complements the natural environment. The villa is located on an elevated plot of 730 m <sup>2</sup> and is spread over three floors. In
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addition to the attractive exterior, the modern interior is distinguished by its wonderful sea view. An airy interior, full of natural light, design elements and unique custom-made furniture provide absolute comfort and an unforgettable experience. The ideal layout ensures maximum utilization of space and enables comfortable stay throughout the year. The ground floor of the villa contains a garage, a storage room, a technical room, a gym and a relaxation area with a hot tub. Internal stairs lead to the first floor where there are four bedrooms, each with a bathroom. All bedrooms have a beautiful view and access to the balcony that stretches along the entire floor. One of the bedrooms has a small terrace, which is connected by external stairs to the upper floor. On the top floor of this modern beauty, there is a fully equipped modern kitchen, a dining room with custom-made designer chairs, and a living room. The entire floor has access to a spacious terrace with a heated swimming pool, a sun deck, and an ideally designed outdoor area with a summer kitchen, barbecue and dining area, which makes this space ideal for socializing and pure enjoyment of the Mediterranean lifestyle. A beautiful garden enriched with Mediterranean plants surrounds the villa, and thanks to the rich decorative lighting, it creates a magical atmosphere in the evening. A beautiful and quiet location near the sea, a high standard of construction, proximity to cultural and historical sights and tourist attractions, and international airports are just some of the advantages. Villa Calebis is an ideal family home, but also represents an excellent investment opportunity as a tourist rental property. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions. [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 31370

## Additional contact info

Reference Number: 619489  
Agency ref id: 31370