

## DALMACIJA ROGOZNICA Luksuzne ville u izgradnji s panoramskim pogledom, 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  
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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 Luksuzne ville u izgradnji s panoramskim pogledom
Property for:	Sale
House type:	detached
Property area:	423 m <sup>2</sup>
Lot Size:	700 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	8
Bathrooms:	5
Price:	2,200,000.00 €
Updated:	Nov 19, 2024

### Condition

Newbuild:	yes
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### 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
Covered parking space:	yes

### Description

Description:	DALMATIA ROGOZNICA Luxury villas under construction with a panoramic
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view We present a new project of villas located in an attractive and sought-after location in the unmissable Rogoznica. It is a villa project, a villa located in a quiet location, only a few minutes away from all the facilities necessary for a safe and peaceful everyday life. During the construction and furnishing of the villa, high-quality and high-quality materials will be used, in order to ensure the desired level of quality and luxury of the stay, while the location of the villa offers its future owners the maximum level of comfort. **PROPERTY DESCRIPTION:** This is a comfortable villa consisting of a total of 423.72 m<sup>2</sup> of gross living space, divided into three floors. On the ground floor of the house there is a smaller entrance hall with a wardrobe space, which then leads us into the living room of the "open space" concept. There is a comfortable modern kitchen, a spacious dining room sufficient for the whole family and a comfortable living room from which you can access the outside covered terrace and the pool with the help of a large sliding glass wall. With the same glass walls, the investor wants to ensure the penetration of natural light into the space, so that it exudes greater airiness and luxury. In the already mentioned vestibule of the house, there is also a guest toilet, as well as a storage room ideal for all kitchen and household items. There is also a wellness room where you can relax and enjoy. An internal staircase leads to the first floor of the house, where the master bedroom with its own bathroom is located. In addition, the bedroom has access to a private balcony, while one can be used as a playroom, office or fitness room, which also has access to the terrace. An internal staircase leads to the top floor, where there are four bedrooms, each with its own bathroom and access to a spacious terrace with a panoramic view of the Dalmatian islands. **DESCRIPTION OF THE GARDEN:** Each house will have a private garden where the central part in front of the covered terrace is occupied by a swimming pool, ideal for refreshing yourself during the warmer periods of the year. The yard of each house will be completely fenced and hidden from view. At the front of the house there are three parking spaces with a prepared installation for electric vehicles, ensuring practicality and safety. Next to the pool there will be a space large enough for a potential summer kitchen or barbecue with seating. **ADDITIONAL INFORMATION:** \* The houses will be built with the most modern materials. \* They will be superbly equipped: heat pumps, ALU carpentry with three-layer IZO glass with electric blinds, underfloor heating in all rooms, air conditioning units in every room, burglar-proof doors, video intercom and video surveillance of the entire building. \* Each house will have an energy efficiency rating of A+. \* The orientation of each house is east-west, which means that all rooms in the house will be rich in natural light throughout the day. \* During this phase of construction, you can participate in arranging the villa according to your wishes. **DEADLINES:** \* Start of construction at the end of the 9th month of 2024. \* Estimated occupancy in the middle/end of 2025. objects that perfectly combine comfort, elegance and modern lifestyle. For more questions, necessary information or a wish to organize a tour of the villa and its location, please feel free to contact us. 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: 31881

## Additional contact info

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