

NOVA JEDINSTVENA SUVREMENA VILA u izgradnji, 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:	NOVA JEDINSTVENA SUVREMENA VILA u izgradnji
Property for:	Sale
House type:	detached
Property area:	246 m ²
Lot Size:	230 m ²
Bedrooms:	4
Bathrooms:	3
Price:	1.00 €
Updated:	Oct 28, 2024

Condition

Newbuild:	yes
Built:	2025.

Location

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

Permits

Building permit:	yes
Ownership certificate:	yes



Parking

Garage:	yes
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Description

Description:	We are mediating the sale of an imposing villa under construction, located near the Ljoljinica beach in Ražnje. Completion of the facility with the obtained construction permit is scheduled for July 15, 2025. In the case of a purchase during the construction process, there is the possibility of "joint venture" participation in
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the project, that is, the possibility of the buyer choosing the final equipment, furniture, etc. The facility will be built as one residential unit consisting of a ground floor and a first floor, and a basement in two positions where technical rooms will be located. The ground floor consists of: - outdoor parking and access ramp (56.20 m²) - a garage that is connected to the rest of the ground floor by an internal corridor (23.60 m²) - entrance area (3.78 m²) - bathroom (2.75 m²) - living room with gas fireplace, dining room and kitchen (63 m²) - storage (3.4 m²) - covered part of the terrace with outdoor shower and lounge area (41.86 m²) - terrace with summer kitchen and gazebo (41 m² / covered part of the gazebo 22.75 m²) - sunbathing area (76m²) The floor consists of: - staircase (3.50 m²) - hallway (7.92m²) - bedroom 1 with bathroom (20.66 m² + 4.2 m²) + uncovered terrace with greenery (22.01 m²) - bedroom 2 with bathroom (16 m² + 5 m²) + uncovered terrace with greenery (30.22 m²) - bedroom 3 with bathroom (21.29 m² + 5.19 m²) Basement spaces consist of: - storage area with pool engine room (21.40 m²) - technical room for the water pressure regulation system - water tank var. 2 (8 m²) The flat roof of the building has a net usable area of 86.95 m², on which there are photovoltaic cells for the solar power plant, solar collectors for the production of sanitary hot water, external units for the air conditioning system, and ventilation outlets for the sanitary facilities and the kitchen. As part of the photovoltaic power plant, solar panels will be installed on the building's roof, which will meet all the need for hot water. In all rooms except the garage, an air conditioning system with ceiling and wall indoor air conditioning units is provided. Electric network underfloor heating is provided for all bathrooms, as well as for the living area (kitchen, dining room and living room). An overflow pool with a volume of 41.76 m³ and an area of 27m² with the possibility of heating and cooling water will be built within the building. In addition, the floor infrastructure for the connection of an external jacuzzi tub will be installed at the pool. A fence will be built around the entire lot with a pedestrian entrance on the west and east sides of the building, and with an entrance for cars on the east side of the building near the garage, part of which will be fenced off by remote-controlled automatic doors. The green areas around and on the building will be irrigated with an automatic "drop by drop" system, and the area of 230m² will be planted exclusively with evergreen Mediterranean plants. The capacity of the facility would be 6 main beds with the possibility of up to 4 additional beds. The parking space is designed in such a way that the building has two parking spaces (garage and uncovered parking), but also the possibility of two more "auxiliary" parking spaces within the lot, in the position in front of the garage and in front of the open parking lot. Dear clients, viewing the property is only possible with a signed mediation agreement, which is the basis for further cooperation, as well as for the payment of a commission, all in accordance with the Act on mediation in real estate transactions. For additional information and to arrange a viewing of the property, please contact: IVANA FILIPOVIĆ GRČIĆ Contact: +385 91 532 7295 Mail: ivana.grcic@dogma-nekretnine.com ID CODE: DA100063297

Additional contact info

Reference Number: 665140
Agency ref id: DA100063297