

ROGOZNICA, kuća s tri apartmana i predivnim 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>
Country: Croatia
Region: Primorsko-goranska županija
City: Rijeka
ZIP code: 51000
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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, kuća s tri apartmana i predivnim pogledom na more |
| Property for: | Sale |
| House type: | detached |
| Property area: | 104 m ² |
| Lot Size: | 144 m ² |
| Number of Floors: | 1 |
| Bedrooms: | 4 |
| Bathrooms: | 3 |
| Price: | 349,000.00 € |
| Updated: | Oct 28, 2024 |

Condition

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|------------------|------|
| Built: | 1983 |
| Last renovation: | 2024 |

Location

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

Permits

| | |
|------------------------|-----|
| Building permit: | yes |
| Ownership certificate: | yes |



Additional information

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|--------------------|---|
| Energy efficiency: | G |
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Description

Description: A detached house with three apartments is for sale, located on the edge of Rogoznica in a quiet street. Ideal for vacation and tourist rental, this house offers a

perfect escape from everyday life, and at the same time is close to all the necessary facilities. A beautiful beach with a cafe bar is only 100 meters away, while the center of Rogoznica is only 1 km away, and the first major store is only 600 meters away. The house is spread over land with a total area of 217 m², with a net house area of 104 m² and a garden of 144 m². It consists of ground and first floor. On the ground floor, with an area of 56 m², there are two charming one-room apartments with a separate entrance. Each apartment has a fully equipped kitchen, a comfortably furnished bedroom, a modern bathroom with a shower and a terrace. One terrace offers an enchanting view of the sea, while the other offers a relaxing view of the garden. The ground floor also includes an entrance hall, and a space under the stairs ideal for additional storage. On the first floor, with an area of 48 m², there is an elegant two-room apartment with a spacious terrace that offers a wonderful view of the entire sea bay. The apartment is equipped with a modern kitchen, two bedrooms and a bathroom with a shower, and the spacious covered terrace is the right place for relaxation and enjoyment. All apartments are air-conditioned, which ensures cooling and heating throughout the year. The exterior of the house is lined with luxurious Italian Carrara marble, while the bathrooms are lined with elegant Italian red marble and granite. An additional pedestrian access to the beach with an area of 20 m² provides a shorter way to the beach, and there is also a small basement that serves as a practical storage room. Two well-maintained and beautifully landscaped gardens and parking for three cars with a driveway that allows parking for an additional six cars are additional benefits of this property. The house offers the possibility of expansion according to the urban plan, but even in its current version it is fully functional, without the need for additional investments. It is sold fully furnished and equipped with all the necessary appliances, and includes six bicycles for enjoying rides in attractive Rogoznica and its surroundings. Due to the ideal location, the beautiful view and the already established tourist rental, this house offers the possibility of a quick financial return, but it can also be a comfortable home to live in all year round. The documentation is in order. The year of the last extension is 2011, and the year of the last adaptation is 2024. Feel free to contact us with confidence for any additional information or to arrange a viewing. This beautiful house is waiting for its new owners, don't miss the opportunity. Draženka Blazinaric +385 91 796 2322 drazenka.blazinaric@gmail.com ID CODE: DA100063112

Additional contact info

Reference Number: 666315
Agency ref id: DA100063112