

## STIVAŠNICA - STAN A PRIZEMLJE S VRTOM I BAZENOM, Rogoznica, Flat



### 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:         | STIVAŠNICA - STAN A PRIZEMLJE S VRTOM I BAZENOM |
| Property for:  | Sale  |
| Property area: | 90 m <sup>2</sup>                               |
| Bedrooms:      | 4   |
| Bathrooms:     | 2   |
| Garden area:   | 140 m <sup>2</sup>                              |
| Terrace area:  | 27 m <sup>2</sup>                               |
| Price:         | 418,000.00 €                                    |
| Updated:       | Oct 28, 2024                                    |

### Condition

|           |           |
|-----------|-----------|
| Newbuild: | yes       |
| Built:    | 2024-2025 |



### Location

|                        |                           |
|------------------------|---------------------------|
| Country:               | Croatia                   |
| State/Region/Province: | Šibensko-kninska županija |
| City:                  | Rogoznica                 |

### Parking

|                           |   |
|---------------------------|---|
| Number of parking spaces: | 2 |
|---------------------------|---|

### Description

|              |   |
|--------------|---|
| Description: | <p>STIVAŠNICA BAY NEAR ROGOZNICA - APARTMENT "A" WITH GARDEN AND POOL The building is located in a quiet area and consists of six residential units. All apartments will have a sea view. Apartment A, located on the ground floor, consists of an entrance, kitchen, and living room with a sliding glass wall that opens to a terrace, three bedrooms, and two bathrooms. The internal living area of the apartment is 90.1m<sup>2</sup>. Additionally, the apartment includes a storage room labeled B with an area of 5.3m<sup>2</sup>, a garden area of 140m<sup>2</sup> which includes a pool with a surface area of 29.5m<sup>2</sup>, two parking spaces of 12.5m<sup>2</sup> each, and additional parking to the north. Total gross area is 260.40m<sup>2</sup>. From this</p> |
|--------------|---|

location, there is a spectacular view of Stivašnica Bay and the open sea. The building is designed to incorporate elements of traditional architecture and materials, with landscaping typical of the Dalmatian Mediterranean area. The building will feature a sloped roof covered with traditional "Mediterranean" tiles, stone surfaces on the facade and grounds, and will be enriched with indigenous Mediterranean plants such as olive, laurel, and rosemary. The building will be constructed to the highest modern building standards, considering earthquake resistance, noise protection, and fire safety. Special attention will be given to energy efficiency, including a 10 cm stone wool thermal facade and appropriate PVC joinery with electric, thermally insulated aluminum shutters. All apartments will be equipped exclusively with products and materials from renowned global manufacturers. Cooling for all living and bedroom spaces in the units will be provided by a Mitsubishi inverter system. Electric underfloor heating with a heating cable in the screed will be installed in the living room and dining area, while bathrooms will have electric underfloor heating with a heating mat. Additionally, the apartments will feature three-layer oak parquet flooring, Italian ceramic tiles, and bathroom fixtures and fittings from brands such as Hansgrohe and Geberit. Depending on the time of purchase, i.e., the stage of construction, there is a possibility of choosing the type of flooring. Construction is planned to begin in mid-2024, with completion and occupancy expected in the fall of 2025. Financing is available for EU citizens. Number one agency in Croatia for over 23 years. Don't miss the opportunity; your new luxury address awaits! For any additional information or to schedule a viewing, feel free to contact me at +385919077396 or via email at [vedrana.basic@dogma-nekretnine.com](mailto:vedrana.basic@dogma-nekretnine.com). Contact: Vedrana Bašić: +385919077396 E-mail: [vedrana.basic@dogma-nekretnine.com](mailto:vedrana.basic@dogma-nekretnine.com) ID CODE: DA100063107

## Additional contact info

Reference Number: 666330  
Agency ref id: DA100063107