

## Dizajnerska vila 200 m od plaže s panoramskim 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>  
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Region: Primorsko-goranska županija  
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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:	Dizajnerska vila 200 m od plaže s panoramskim pogledom na more
Property for:	Sale
House type:	detached
Property area:	260 m <sup>2</sup>
Bedrooms:	6
Bathrooms:	5
Price:	1,550,000.00 €
Updated:	Oct 29, 2024

### Condition

Newbuild:	yes
Built:	2021

### 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



### Additional information

Energy efficiency:	A+
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### Parking

Number of parking spaces:	3
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### Description

**Description:**

Rogoznica is located in Šibenik-Knin County, 32 kilometers away from Šibenik and about 60 kilometers from Split. The inhabited part of the coast is one of the safest and most naturally protected bays on the Adriatic. The place is more and more frequent and sought after, both for domestic guests and foreigners who recognize all the beauties of this Dalmatian pearl. This modern villa with a swimming pool is located in a residential part of the town where luxury and modern buildings predominate, on a hill with a fantastic sea view. The villa consists of ground floor and first floor which together make 260 m<sup>2</sup> of pure luxury. On the ground floor, at the entrance to the house there is a spacious hallway with access to a large open space area with a large kitchen with bar that shares a dining room and living room with exit to the terrace with an unreal view of the sea. On the ground floor there is also a technical room, laundry or laundry room with washing machine and dryer and toilet, sauna, jacuzzi and Wellness and fitness room with bathroom. Upstairs is accessed by an internal staircase and there are four fully furnished bedrooms with double beds, each with its own bathroom and exit to the balcony, which also offers a beautiful sea view. In the outer part of the building we find a large terrace (140 m<sup>2</sup>) lined with teak on which there is an infinity pool. The pool is 10m long and 1.45m deep, has a separate smaller and shallower part as a children's pool and in addition to the heating option has the option of additional water cooling. The location of the villa is excellent and provides shade and sun throughout the day. The yard is completely fenced for a complete guarantee of privacy while in front there are three more parking spaces. Just 200 meters from the villa there are beautiful beaches and an enchanting coast that leaves everyone breathless. In addition, just a few minutes away there are various restaurants such as bars and restaurants, various shops and everything you need for a pleasant life or stay at vacation. The villa has five stars and is currently in the tourist destination where it achieves top results and has excellent ratings. It is a superbly equipped and tastefully furnished property, with all custom-made furniture and specially selected details. Due to the quality of its construction, isolated and quiet location and stunning and unobstructed sea views, this villa is ideal as a second home or as a potential investment with insurance and an annual return on money. Make an appointment to see this Dalmatian beauty! Claudio Mezzalira Agent s licencom Mob: 099 – 285/7323 Email: [claudio.mezzalira@dogma-nekretnine.com](mailto:claudio.mezzalira@dogma-nekretnine.com) ID CODE: DA110

**Additional contact info**

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