Broker Groupa d.o.o - Real estate agency
Obala kneza Branimira 1 , 21000 Split, Croatia
Phone: +385 21 541 000

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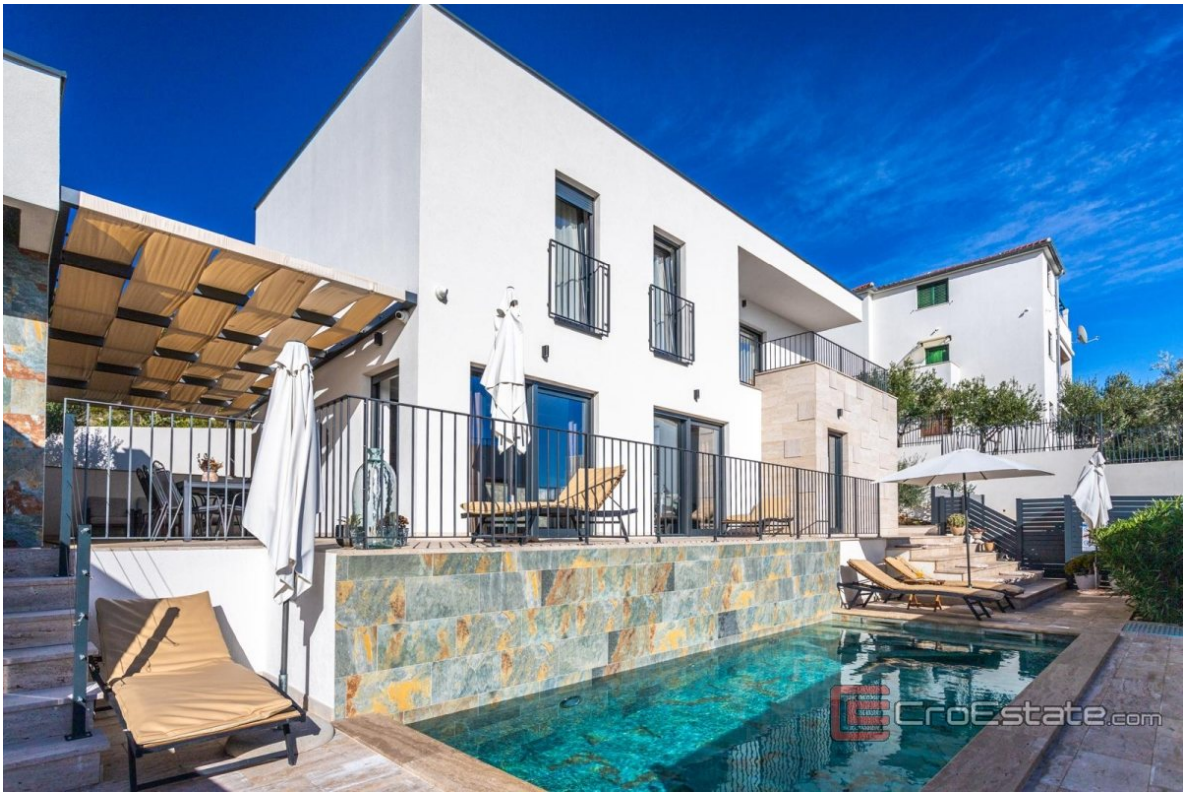
City Rogoznica, Croatia, 1, Newly built luxury villa - Ref. : 2044/42



Selling price: 750.000 €.

Location : Rogoznica

Advantages:

- Swimming pool
- Sea view
- Parking
- It has an Energy Certificate

Description :

- Living space : **151 m²**
- Land space : **470 m²**
- Number of rooms : **3**
- Number of floors : **2**
- Number of bathrooms : **3**
- Distance from sea : **100 m**

Newly built luxury villa with pool and sea view

In the heart of Dalmatia, in a small but popular tourist resort, a newly built luxury villa is for sale, ideal for those looking for privacy, comfort and proximity to the sea. It is located just 100 meters from the coast, while the first larger town is only a 13-minute drive away.

The villa is spread over two floors with a total living area of □□151 m². The ground floor is designed as an open concept, including a kitchen, dining room and a spacious living room. Additionally, this floor has a guest bathroom and a storage room. The living area leads out into a landscaped courtyard that provides everything you need for relaxation and socializing - an outdoor summer kitchen, barbecue, large dining table and swimming pool.

On the upper floor there are three bedrooms and two modern bathrooms. The master bedroom has its own bathroom and access to a spacious terrace with a beautiful, open sea view.

The villa is built of the highest quality materials and equipped with top-notch appliances. The entire house has underfloor heating with a heat pump, while each room has air conditioning, and a powerful 10 kW air conditioner is installed on the ground floor.

Whether you are looking for a secure investment with an excellent return or a peaceful retreat for a vacation, this villa offers the perfect combination of luxury, comfort and the Mediterranean way of life.