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PROPERTY IN CROATIA



## ROGOZNICA PROPERTY - VILLA FOR SALE ROGOZNICA - RG1177AP



- Code:: RG1177AP
  - Villa / House
  - Rogoznica, Rogoznica
  - Price: € 495,000
  - Bedrooms: 4
  - Object size: m<sup>2</sup>
  - Internal area: 137 m<sup>2</sup>
  - Garden size: m<sup>2</sup>
  - Swimming pool: No
  - Parking: Yes
  - Water: Yes
  - Bathrooms: 4
  - Distance from sea: 50 m
  - External space \*: 24 to 46 m<sup>2</sup>
  - Plot size: to 480 m<sup>2</sup>
  - Sea view: Yes
  - Electricity: Yes
  - Sold: No
- \* balcony, terrace

:: OFF-PLAN VILLA :: AMAZING LOCATION :: POOL WITH SUNDECK :: BEAUTIFUL SEA VIEW :: ::  
:: PRIVATE PARKING :: CLOSE TO THE SEA ::

### PROPERTY DESCRIPTION:

RG1177AP – A lovely villa for sale Rogoznica is located only 50 m from the mesmerizing blue sea in a beautiful and serene bay. This is a three-level off-plan property with a pool, a private parking and two spacious terraces with fabulous sea views.

The ground floor of the villa is 111 m<sup>2</sup> and contains an entrance hall, a bedroom, a bathroom, a toilet, a wardrobe, living room, a dining room, a kitchen, 2 storage spaces and a covered terrace of 46 m<sup>2</sup> with a sundeck and a 30 m<sup>2</sup> pool. The first floor has a total surface of 69 m<sup>2</sup> and it consists of an anteroom, 2 bedrooms with their own bathrooms and a terrace of 24 m<sup>2</sup>. The attic of 27 m<sup>2</sup> has one bedroom. The villa is placed on a 480 m<sup>2</sup> land plot and it is surrounded with a charming Mediterranean garden. It has great window and wall insulation. A lot of wood was used in the interior (entrance door, window shutters, ceiling beams, and flooring in the bedrooms) which creates a natural and calming feel.

The villa for sale Rogoznica can be your excellent second home in a captivating bay with the crystal-clear seas, far from busy roads, but at the same time only 12km to Rogoznica and its superb marina with all the necessary amenities. From this location you are also close to Primosten (19km), Trogir with the airport nearby (27km), Sibenik (46km), as well as Krka National Park (54km). Thanks to its advantages and location, the villa also represents a great business investment, ideal for seasonal renting.

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