



310 m<sup>2</sup>

Rogoznica, Croatia

1 800 000 EUR / 45 009 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	N7570	Price	1 800 000 EUR / 45 009 000 CZK
Address	Rogoznica, Croatia	Type	Houses
Category	Villa	Usable area	310 m <sup>2</sup>
Number of rooms	5 and more rooms	Land area	7 000 m <sup>2</sup>
Energy performance of the building	G - Extremely uneconomical	Number of floors	2
Parking	Yes	Garage	Yes
Swimming pool	Yes		

## About real estate

A luxury villa with a modern design is for sale, located in a quiet area near the Croatian town of Trogir. Thanks to its elegant design, top-of-the-line amenities, and attention to detail, it represents an ideal choice for discerning clients seeking a comfortable base for a summer holiday or an investment in tourist rental.

The villa offers a total living area of 310 sqm and is situated on a spacious plot of 7,000 sqm. It consists of two above-ground floors and also has a basement. On the ground floor, there is a modern, fully equipped kitchen with a dining area, a spacious living room with views of the outdoor area, and one bathroom. The first floor features five bedrooms, each with its own private bathroom, ensuring maximum privacy and comfort.

The exterior includes a 66 sqm outdoor swimming pool and a covered dining area, perfect for summer gatherings. The villa is surrounded by a landscaped garden with typical Mediterranean plants and offers unobstructed views of the surrounding nature. The property also includes a 35 sqm garage with two parking spaces, as well as two additional outdoor parking spots.

The villa is located 1.5 km from the sea, 13 km (as the crow flies) from the historic center of Trogir, and 17 km from Split International Airport. The location combines a peaceful setting with easy access to popular tourist destinations, making it an attractive offer for both private use and commercial purposes.