



Rogoznica, Stivašnica, beautiful holiday villa

Croatia, Dalmatia

Price:	€ 1 250 000
Object type	House
Market	New building
Year built	2024
Bedrooms	3
Number of rooms	3
Land area	478 m2
Area	286 m2
Category	For sale



In the small town of Stivašnica, in a unique position with an open view of the sea, this beautiful modern villa is being built.

Stivašnica is a small place in the municipality of Rogoznica located between the town of Trogir and the town of Šibenik.

The villa is located on an elevated position 100 m from the sea. The position of the villa offers a wonderful view of the sea and the islands and has all the prerequisites for complete enjoyment. At a walking distance of approx. 1000 m, there is a renowned tavern with excellent food, service and a wonderful view.

The villa has a modern construction style, diamond shape, SE orientation. It is located on a plot of 478 m2 and covers 286 m2 of living space spread over three floors with a panoramic view (ground floor, 1st floor and 2nd floor with a spacious roof terrace).

On the ground floor there is a spacious living room, dining room, kitchen, bathroom and wardrobe, and in the extension there is an exit to the covered summer terrace of 25 m2, next to which there is a swimming pool of 33 m2 and a summer kitchen with barbecue.

On the 1st floor there are two spacious and beautifully decorated bedrooms with bathrooms and wardrobes, a small fitness room with access to a spacious covered terrace.

On the 2nd floor there is a third spacious and beautifully decorated bedroom with a bathroom, wardrobe and toilet, with access to a spacious uncovered terrace of 44 m2 where there is a relaxation area and a jacuzzi tub.

All rooms, living room and dining room are equipped with underfloor heating, air conditioning, and WI-FI is also



ID: HR-191-133026
WWW.MERCURYESTATE.COM
TEL./VIBER/WHATSAPP:
+ 37129642499

available.

In the construction of the villa, top quality materials are used and high construction standards are applied. The insulation of the villa is made of 10 cm Styrofoam, the windows and doors are made of aluminum joinery, and there is a glass fence on the terraces.

The villa has 2 parking spaces (additional 2 parking spaces are optional), pool machine room, laundry room, aluminum yard fence, yard lighting and video surveillance.

Special attention will be paid to careful horticultural arrangement.

The planned completion of the construction is 12/2024, so the buyer is given the opportunity to come up with details in the interior of the villa based on individual design solutions.

Additional information - distances from important locations:

Sea: 100 m / Beach: 100 m / Shopping: 1000 m / Restaurant: 1000 m / Pharmacy 9 km Rogoznica: 9 km / Trogir: 30 km / Šibenik: 45 km / Split: 50 km / Airport: 30 km

I am available for all other information.

Contacts:

Alina Merca

GSM: + 37129642499

(Viber, WatsApp)

E-mail: alina@mgroup.lv