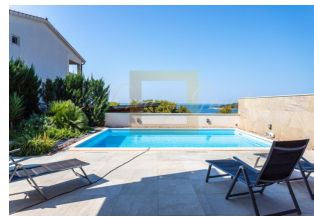




**Rogoznica, luxury villa with pool and panoramic view**

*Croatia, Dalmatia*

<b>Price:</b>	<b>€ 1 200 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Year built</b>	2021
<b>Bedrooms</b>	6
<b>Number of rooms</b>	6
<b>Land area</b>	400 m2
<b>Area</b>	263 m2
<b>Category</b>	For sale



Rogoznica, a luxurious semi-detached villa with a pool of 263 m2 built on three floors in a beautiful location in a quiet rocky cove, only 250 m from the beautiful sheltered pebble beaches.

The basement consists of a multifunctional space, a bathroom, a toilet, a wardrobe, a covered terrace of 22.75 m2 and an exit to the pool of 40 m2. Ground floor: bedroom, living room, kitchen with dining room, bathroom, toilet and terrace 22.75 m2. On the first floor there are three bedrooms, each with a bathroom and a terrace of 11.35 m2. The villa has 4 outdoor parking spaces and is sold fully equipped and furnished.

There is a beautiful view of the sea from all floors. Top quality materials and equipment were used during construction. The basement is made of reinforced concrete, and the first and second floors are built of brick blocks. Ceiling height is 280 - 300 cm. Orientation is north, east, west, south. Flat roof, impassable with vapor barrier. Aluminum external carpentry with three-layer glass and shutters. There are shutters on the terraces and balconies. The floors in all rooms are covered with top quality Italian ceramic tiles. Internet and TV sockets are installed in all rooms. Heating and cooling are solved with Daikin multisplit systems, electricity is supplied via solar.

Energy certificate A+. The outdoor units are located on a flat roof, while the indoor units are installed in a knauf, suspended ceiling. The house also has a 20 m3 water tank. It is located in the immediate vicinity of the Frapa marina, the hotel, Split Airport, the highway and all other facilities.

All other information on request.

**Contacts:**



ID: HR-191-153441  
WWW.MERCURYSTATE.COM  
TEL./VIBER/WHATSAPP:  
+ 37129642499

**Alina Merca**

**GSM:** + 37129642499

(Viber, WhatsApp)

**E-mail:** alina@mgroup.lv