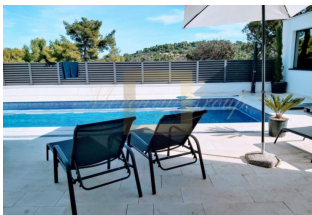




**Solta, Rogac, modern, luxurious villa with swimming pool**

*Croatia, Islands of the Adriatic sea*

<b>Price:</b>	<b>€ 1 650 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Year built</b>	2024
<b>Bedrooms</b>	4
<b>Number of rooms</b>	4
<b>Land area</b>	1000 m2
<b>Area</b>	236 m2
<b>Category</b>	For sale



Solta, Rogac, modern villa located in a beautiful elevated position only 80 m from the sea and 150 m from the town center.

The villa and accompanying facilities are entirely made of reinforced concrete and equipped with modern quality furniture.

It extends over a land area of 966 m2, with an additional 67 m2 of access road.

The villa has a gross area of 236.8 m2, and next to it there are 2 supporting facilities: a wellness area with shower, sauna and gym with a total area of 32.16 m2 and a storage room with an area of 19.44 m2.

It consists of a total of 4 bedrooms, each with its own bathroom.

In addition to 3 rooms on the first floor and 1 on the ground floor, there is an additional guest toilet on the ground floor, as well as an open-concept kitchen, dining room and living room with storage.

It has 4 parking spaces, a 42 m2 pool (separate engine room, pool equipped with indoor lights, hydromassage and geysers) with an outdoor shower.

The villa is also equipped with a 10 kW solar power plant. Independent of the power plant, the house is connected to public electricity and water, and has a septic tank.

Heating and cooling of the villa is provided by 6 air conditioners with a power of 3.5 kW each unit, these are mono systems, and the external units are located on the roof of the house, with solar panels, so as not to spoil the aesthetic appearance of the house.

Wellness is also air-conditioned with a separate mono air conditioning unit with the same power of 3.5 kW.

The property has video surveillance with 4 cameras and an alarm system with motion, smoke and water sensors.

The villa is fully equipped to the 4-star standard.

There is a dining room on the outdoor terrace, and there is also a barbecue in front.



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The garden was designed by horticultural experts with more than 100 planted plants, varying from tropical such as several types of palms and bananas, to Mediterranean crops such as lemons, cypresses, oleander, rosemary, lavender, hibiscus, etc.

The entire plot is surrounded by a wall with stone covers and a galvanized fence.

The internal stairs are made of dolita stone, and the external ones are made of plain stone, as well as the stone-paved 250 m2 of the villa's garden.

This superb villa is the perfect opportunity for anyone looking for a peaceful and comfortable life by the sea, far from the hustle and bustle of the city, but also close enough to all necessary facilities. The villa represents an excellent combination of modern design, comfort and luxury, making it an ideal investment for those who want to enjoy the charms of life on a Dalmatian island.

Other information on request.

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