

(SOLD) Rogoznica, dům, na prodej, 790.000 €, ID: 1833



285 m²

OBYTNÁ PLOCHA



500 m²

VELIKOST POZEMKU



3

LOŽNICE



3

KOUPELNY



20 m

OD MOŘE



**Výhled na
moře**

Hlavní charakteristiky

První řada od moře

Bazén

Novostavba

Detaily o nemovitosti

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| ID | 1833 |
| Lokalita | Rogoznica |
| Druh | dům |
| Cena | 790.000 € |

Opis nemovitosti

These luxurious modern Villas are located on the central Adriatic coast, at the very heart of Dalmatia between Šibenik and Split, or more precisely in Rogoznica.

The distance from the coastal state road is 1.3 km and from Split Airport 31 km while the air distance from Marina Frapa amounts to 1 km.

Furthermore, the distance from the town of Primošten is 9 km, from the town of Šibenik 43 km and from the city of Split 54 km.

The terrain has been exploited to the maximum and the design bursts with functionality, comfort and privacy.

The villas are so positioned to barely fit into the limits of the construction zone.

They are situated in a rural area and surrounded with country houses and other brand new villas.

Combining traditional elements and modern architecture has resulted in a timeless design which is well-incorporated into the natural surroundings and keeps up with the world trends.

Only the best materials enriched with designer's elements were used in the construction (manufactured in the EU).

The designer has put the focus on energy conservation and high thermal performance (A energy class).

Due to terrain elevation, one can enjoy a magnificent view from every inch of the facility to the exquisite pools beneath, the sea, the village of Rogoznica and Marina Frapa.

The floor area of the villas amounts to app. 300 m² each, excluding the natural stone pools, each with the surface of 100 m² and the approximate length of 20 m on the front side.

Beneath the villas there is agricultural land stretching 6 meters deep into the coastal belt.

Considering the purpose of the land, ownership and plot dimensions, construction of further structures in front of the villas will never be possible.

What can only happen is purchase of the respective agricultural land and its adaptation into a private sundeck or boat moorage.

It is the untouched nature that makes this bay a true oasis for relaxation.

Investment in this real property guarantees return on investment in less than 10 years and the possibility of providing elite tourism services.

Villa A gross surface 285 m², in the second row to the sea, consists of three floors (ground floor, first and second floor).

Villa B gross surface 277 m², in the first line to the sea, consist of ground floor and first floor.



