

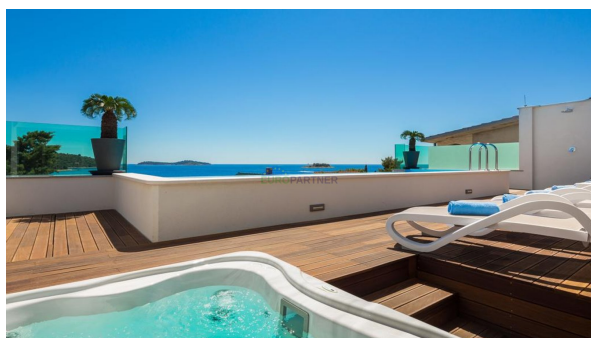
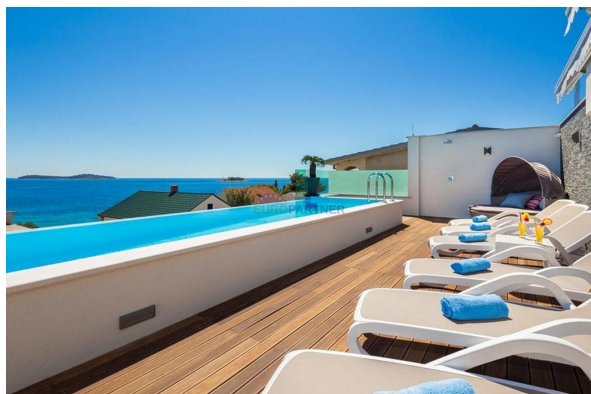
EURO PARTNER

Istarskog razvoda 1, 52440 Poreč

e-mail: office@europartner.hr

web: europartner.hr

info: +385 98 923 6402



Code :	00031
Location :	Rogoznica
Building area :	410 m2
Land area :	460 m2
Number of bedrooms :	5
Number of bathrooms :	5
Number of toilets :	2
Distance from the center :	300 m
Distance from the sea :	30 m

Price : 1.198.000 €

BUILDING

Number of rooms :	6
Number of floors :	2
Energy class :	A+
Condition :	Newly built

AMENITIES

Sea view :	Yes
Number of parking spaces :	5

HEATING & COOLING

Central heating (electricity) :	Yes
Air conditioning :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes
Sewerage :	Yes

DOCUMENTATION

Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes

This luxurious villa is located in central Dalmatia, in the beautiful and authentic place Rogoznica.

It is only 30 meters away from the sea and the natural beach.

Equipped with premium materials, created for full enjoyment and relaxation.

To make the enjoyment even stronger, the space on the last floor was designed only for this purpose.

Here is mini kitchen, billiard table and other entertainment appliances, mini-gym, changing room, and a large sauna with 2 toilet and shower.

The exit from this floor leads to a terrace with a jacuzzi and a large pool. From this terrace is a spectacular view of the sea and the islands.

On the 1st floor there is a large living room with a sea view. The living room has access to the terrace where the outdoor furniture is made for relax.

There are also 3 bedrooms (each with their own toilet), the main room is

EURO PARTNER

Istarskog razvoda 1, 52440 Poreč

e-mail: office@europartner.hr

web: europartner.hr

info: +385 98 923 6402

south-facing and has a terrace exit. This room features a wardrobe room.

On the ground floor there is a large terrace that extends along the entire house.

On this floor there are also 2 bedrooms that have their own bathroom and a spacious kitchen and dining area. On the ground floor is the main entrance to the villa.

The courtyard is spacious, decorated with Mediterranean plants and within it there is a grill and a large parking place.

This villa is unique because the pool is at the top of the house, so it is guaranteed to fully enjoy the beauties of the sea and Dalmatia with full of privacy.

Dear Buyers, property viewings are possible upon prior signing of a viewing record, which serves as the basis for any further steps related to the purchase process and for the calculation of the agency fee in accordance with applicable law. As an authorised real estate broker, EURO PARTNER d.o.o. charges the buyer a brokerage fee of 3% + VAT of the agreed purchase price upon conclusion of the preliminary agreement or sale contract.