



# Exceptional seafront plot with permit near Rogoznica

ROGOZNICA

Croatia | **Sotheby's**  
INTERNATIONAL REALTY

# Exceptional seafront plot with permit near Rogoznica



**LIVING AREA**

**0 m<sup>2</sup>**



**PLOT SIZE**

**12.000 m<sup>2</sup>**



**PRICE**

**3.200.000 €**



**BATHROOMS**



**ROOMS**

**CONTACT**

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This sprawling 12,000 m<sup>2</sup> seafront plot is located in a stunning bay near Rogoznica, offering unparalleled views of the sparkling Adriatic Sea. With approximately 3,000 m<sup>2</sup> of land located within the construction zone, this exceptional plot has the added benefit of an obtained building permit, paving the way for the development of a luxurious and exclusive villa. The proposed villa design boasts an impressive 1,700 m<sup>2</sup> of living space, thoughtfully arranged to include 14 opulent bedrooms, each crafted to offer stunning views, ultimate privacy, and lavish comfort. This villa is envisioned to feature the best modern architecture, blending harmoniously with the natural beauty of its surroundings, with large glass walls, expansive terraces, and open-plan layouts, ensuring an uninterrupted flow between indoor and outdoor living spaces. Key Features of the Property: - Seafront location: Direct access to a pristine bay, steps from the crystal-clear sea - Prime position: Nestled in one of Croatia's most coveted coastal areas, offering privacy and proximity to the charming town of Rogoznica and its amenities. - Beach nearby: Enjoy the beauty of nearby sandy beaches, further enhancing the appeal of this exclusive setting. - Utility connections: Conveniently located nearby, facilitating a smooth development process. - Southern exposure: The land's orientation ensures abundant natural light and optimal views of the Adriatic. This property is a rare gem, promising unmatched potential to create an iconic luxury estate that caters to the most discerning tastes. Whether as a private retreat, investment property, or a combination, this seafront plot with a permit represents a unique opportunity to build an exceptional property along Croatia's idyllic coast.

## AMENITIES

Seafront ✓ Seaview ✓

