



Holiday Home Aluna

ROGOZNICA

Croatia | Sotheby's
INTERNATIONAL REALTY

Holiday Home Aluna



LIVING AREA
70 m²



PLOT SIZE
415 m²



PRICE
0 €



BATHROOMS
1



ROOMS
2

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Just a few steps from the crystal-clear Adriatic, in a peaceful and picturesque bay near Rogoznica, lies Holiday Home Aluna — a delightful retreat designed for those who cherish the Mediterranean lifestyle. Rogoznica, an exclusive destination situated between Šibenik and Split, is known for its pristine sea, hidden coves, and one of the most beautiful marinas on the Adriatic. It offers the perfect balance between tranquility and convenience, with excellent transportation connections, including Split International Airport, which is just 30 minutes away. Positioned on a 415 m2 plot in the first row to the sea, this charming home provides a true sense of privacy and serenity, far from the city's rush. It spans 70 m2 of comfortable living space, featuring a fully equipped kitchen, dining and living area, two cozy bedrooms, and a modern bathroom. The basement area offers two storage rooms. From the living area, large glass doors open onto a spacious terrace featuring a lounge zone and outdoor dining area. A few steps away, surrounded by lush Mediterranean greenery, is a traditional outdoor fireplace, ideal for preparing authentic Dalmatian meals and enjoying long summer evenings by the sea. The highlight of this lovely property is the inviting swimming pool, which offers a panoramic view of the sea, complemented by a generous sunbathing terrace and an outdoor shower. Completely renovated in 2015, with updates to installations, carpentry, ceramics, and flooring, and tastefully refreshed with modern furnishings in 2023, Holiday Home Aluna combines comfort, charm, and timeless coastal style. With the option to add an additional floor, this home presents an excellent investment opportunity or an idyllic seaside escape, where simplicity meets elegance in one of Dalmatia's most desirable locations.

AMENITIES

Energy certificate ✓ Furnished ✓ Garden ✓ Parking ✓ Pool ✓ Seafront ✓ Seaview ✓ Terrace ✓

