

Holiday Home Vacansa

ROGOZNICA

Croatia | Sotheby's INTERNATIONAL REALTY

Holiday Home Vacansa

LIVING AREA
270 m2

PLOT SIZE
520 m2

PRICE
825.000 €

BATHROOMS
6

ROOMS
10

CONTACT
Ivana Marković

Grljevačka 2a, 21312 Podstrana
m: 00385 (0)916027672
info@sothebysrealty.hr
www.sothebysrealty.hr

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Holiday Home Vacansa is situated in an exceptional location in Rogoznica, on a picturesque peninsula that rightfully ranks among the Adriatic's most desirable destinations. The property stands out for its exclusive position in immediate proximity to the sea and beaches, offering a rare combination of privacy, comfort, and an authentic Mediterranean lifestyle. The property is built on a 520 m² plot and has 270 m² of living space distributed across three levels. It is designed as a holiday home comprising five apartments, making it particularly attractive for tourist rentals. The basement features a spacious, functional apartment with a kitchen with dining area, a living room, two bedrooms, two bathrooms, and three storage rooms, offering a high level of comfort and practicality. The ground floor comprises two separate apartments, each offering a kitchen, dining area, and living room, two bedrooms, and a bathroom. An identical layout continues on the upper floor, where two additional apartments are located, each with a kitchen, dining area, living room, two bedrooms, and a bathroom. The outdoor space offers a welcoming area for social gatherings, featuring a barbecue and ample parking for multiple vehicles. Along its prime seaside micro-location, the property benefits from close proximity to all essential amenities for year-round enjoyment. Nearby are Marina Frapa, one of the most prestigious and visually striking marinas on the Adriatic, and Split International Airport, ensuring excellent transport connectivity. Added value is provided by the proximity of the historic cities of Trogir, Split, and Šibenik, all listed as UNESCO World Heritage Sites, offering rich cultural, gastronomic, and tourist experiences. There is the possibility to renovate the house, including the refurbishment of existing structures and the expansion/increase of residential capacity in accordance with the current spatial plan. Additionally, the existing building may be demolished and a new property constructed in accordance with the prepared conceptual design, which is fully compliant with the spatial plan. The conceptual project envisages the construction of a modern semi-detached residence with a total of 570 m² of living space, comprising two luxury residential units. Each unit extends over four levels, offering a carefully considered layout, a high level of privacy, and uncompromising comfort, in line with the highest standards of contemporary luxury living. The Holiday Home Vacansa represents an outstanding investment opportunity with strong tourist potential, thanks to the rare combination of a prime seaside location, a functional multi-unit conc...

AMENITIES

Balcony ✓ Energy certificate ✓ Furnished ✓ Parking ✓ Seaview ✓ Terrace ✓




