



Villa Joy
ROGOZNICA

Croatia | Sotheby's
INTERNATIONAL REALTY

Villa Joy



LIVING AREA
184 m²



PLOT SIZE
533 m²



PRICE
600.000 €



BATHROOMS
3



ROOMS
3

CONTACT

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MAGNIFICENT VILLA

A modern villa in the third row to the sea in one of the most beautiful bays in the area of Rogoznica. The centre of Rogoznica with restaurants, retail stores and other facilities is 2 kilometres away. A yacht marina is also located in the vicinity. An international airport is 30 kilometres away from the villa, which is yet another advantage of this location. 100 metres away there is a natural rocky beach with a beautiful view of the nearby islets. The villa comprises of a basement, the ground floor and the first floor and the gross living area stands at 170 square metres, whilst the plot of land covers an area of 533 square metres. The specific features of the villa are also a landscaped garden, a swimming pool, car parks for 5 cars, a fully furnished outdoor terrace with a summer kitchen and a barbecue grill, which are ideal for enjoying warm summer evenings. In addition to the previously listed advantages and the attractive location, the villa is furnished with cutting-edge furniture and it is also provided with video surveillance, an irrigation system, reflectors to create a more appealing ambience at night, a solar system and an electric system for windows and garden entrance gates. In the basement, there is a room intended for the mechanisation required for the swimming pool and also as a storage room. The ground floor comprises of a fully equipped kitchen, a living room with a dining room, a bedroom with a bathroom, a hall and a staircase. On the ground floor, there are also premises equipped as a mini-gym where there is also a sauna. On the first floor, there are two bedrooms, each of which has a bathroom and a terrace.

AMENITIES

Seaview ✓

Pool ✓

Parking ✓

Furnished ✓

Terrace ✓

Balcony ✓

