ISTRIA ADRIA
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Code :	09574
Location :	Rogoznica
Building size :	1834 m2
Garden size :	0.00 m2
Energy efficiency :	Not specified

Price : 750.000 €

Building plot with permit for 2 luxury villas – Rogoznica, 50 m from the sea

In an exceptional location on the Adriatic coast, in the popular village of Zatoglav near Rogoznica, a rare investment opportunity is offered: a building plot of 1,834 m² located only about 50 meters from the sea, with a valid building permit already issued for the construction of two luxury villas.

The property is situated in a quiet and exclusive area with open views of the sea and the surrounding coastal landscape. Due to its slightly elevated position, the future villas will enjoy stunning views and a high level of privacy.

A major advantage of this project is the already issued building permit. This represents a significant saving in both time and costs for the buyer:
Construction can start immediately – without additional approval procedures, waiting times or planning costs.

Project concept

Two modern luxury villas are planned, each extending over three floors and featuring contemporary architecture, large glass surfaces and open living concepts.

The villas offer among others:

-spacious and light-filled living areas
-several bedrooms with private bathrooms
-large terraces with panoramic views of the Adriatic Sea
-sauna and fitness area
-high-quality outdoor areas with pool and lounge spaces
-parking spaces on the property

The modern architecture combines Mediterranean style with clean lines and large glass facades to maximize the sea views.

Project highlights

-plot size: 1,834 m²

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-building permit for two luxury villas already issued
-construction can start immediately
-villas with three floors each
-planned sauna and fitness area
-spacious terraces with sea view
-quiet and exclusive location near Rogoznica
-only about 50 m from the sea

All necessary documentation and the valid building permit are available.

Purchase price: €750,000 + 3.75% agency commission (incl. VAT)

Your advantage with My Dalmacia
We accompany you bilingually (DE/HR) throughout the entire purchase process – from the first viewing to the key handover – ensuring a secure, transparent and professional transaction.

Further properties can be found here:
www.istria-adria.com

For a viewing appointment or further information please contact us. We look forward to hearing from you.