



## Traditional seafront stone house with restaurant, for sale



### Agent Info

Name:	ArKadia
Company Name:	
Country:	United Kingdom
Phone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for:	Sale
Price:	USD 1,520,964.61

### Location

Country:	Croatia
State/Region/Province:	Sibensko-Kninska Zupanija
City:	Rogoznica
Posted:	Apr 09, 2025

### Description:

We are selling an authentic stone house with a restaurant, situated in Rogoznica, in an astounding location, in the first row to the sea, on the promenade, only about 100m from the centre. This traditional Dalmatian house has a well-established catering business. Because of this, its location, and style, it is an ideal opportunity for those looking for a cosy home and a catering business opportunity.

The house sits on a plot with an area of 120m<sup>2</sup> and has 277m<sup>2</sup> of living space divided into three floors. Each floor offers an enchanting sea view.

On the ground floor and first floor of this house, there is a restaurant that can accommodate up to 155 people. The ground floor has an area of 127m<sup>2</sup> and includes a terrace, i.e., the restaurant's outdoor seating area. The first floor has an area of 75m<sup>2</sup> and also includes one such terrace.

On the second floor, which, like the first floor, has a living area of 75m<sup>2</sup>, there is a two-room apartment. In it, the following rooms are located:

- A living room
- A kitchen with a dining room
- Two bedrooms
- A bathroom
- A terrace with an area of 20m<sup>2</sup>

This charming house is built of stone and includes beautiful wooden details. It has been completely



renovated. Top-quality, local, and natural materials were used for the renovation, and every detail was carefully planned to preserve the traditional feel. The property, including the restaurant, is being sold fully equipped and furnished. It has all the necessary infrastructure, such as waterworks, sewage and electricity. There is a possibility of converting the property into a solely residential unit or several of them, without the restaurant.

Other key features of this property:

- A fireplace
- Air conditioners

More about the location: Rogoznica is small peaceful site in Dalmatia. The climate is very cheerful and it has an average of 2600 hours of sunlight. It has one of the most beautiful and safest ports on the Adriatic and thus it attracts a large number of yachtsmen. It has a coast of 54km in length with numerous bays and beaches. Places like Zatoglav, Stivasnica, Dvornice, Zecevo, Kanica, Razanj and Poglavica all belong to the Riviera of Rogoznica. The majority of the local population are mostly dealing with cultivating wine yards, olives and fishing. Rogoznica has all the necessary conditions for a pleasant life throughout the whole year.

## Common

Finished sq. ft.: 277 sq m

## Lease terms

Date Available:

## Additional information

Website URL: [http://www.arkadia.com/SIEZ-T286/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/SIEZ-T286/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: k1164

