



Luxury 5 Bed Villa For Sale in Rogac Solta Croatia



Agent Info

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Listing details

Property for:	Sale
Price:	EUR 628,000

Location

Country:	Croatia
ZIP code:	21430
Posted:	Sep 14, 2026
Description:	Luxury 5 Bed Villa For Sale in Rogac Solta Croatia

Esales Property ID: es5555218

Stari Put 28
Rogac
Solta
21430
Croatia

Luxury 5-Bedroom Dalmatian Villa in Rogac, Šolta Island, Croatia

Set just 150 meters from the crystal-clear Adriatic Sea and an almost private beach, this exceptional five-bedroom luxury villa offers a rare blend of traditional Mediterranean architecture and modern high-end living. Situated in Rogac on the pristine island of Šolta—the most preserved and authentic island near Split—this property sits directly beside Kasjun Bay, widely regarded as the most beautiful bay on the island's northeast side. From its elevated vantage point, the villa commands panoramic, breathtaking views extending across the turquoise waters toward Split, Čiovo island, and the dramatic Biokovo



mountain range.

Superior Construction & Premium Comfort

Designed and constructed to the highest contemporary building standards, the residence harmonizes classic Dalmatian aesthetic elements with energy-efficient performance. The exterior and interior structures feature high-grade thermal isolation (10 cm wall insulation), premium double-glazed windows, integrated air conditioning throughout, and underfloor heating for optimal year-round comfort.

The expansive layout spans multiple levels, offering versatile living spaces suitable for a private family residence or a lucrative investment asset:

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Accommodations: 5 spacious bedrooms (configured as 4 main bedrooms plus a high-ceiling attic area).

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Living Spaces: 2 fully equipped, high-end kitchens and 2 generous saloons designed for family gatherings and entertaining.

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Bathrooms & Sanitation: 2 fully equipped bathrooms, plus a 3rd large bathroom that is pre-equipped for a private sauna/steambath, alongside 4 separate toilets.

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Additional Spaces: A charming, multi-purpose attic room ideal for an office, guest area, or secondary lounge.

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Pre-Installed Spa Amenities: Infrastructure already in place for seamless installation of a private Jacuzzi and steam bath or sauna.

Outdoor Oasis & Resort-Style Amenities

The villa is surrounded by a Mediterranean garden featuring native flora, including mature olive trees, lemon trees, vibrant kumquats, and flowering oleander. Outdoor living is central to the property's design, highlighted by two expansive terraces—one on the ground level and an upper-level balcony showcasing panoramic sea views.

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Fully Automated Swimming Pool: Outfitted with top-tier technology, including an automated pump system, UV lamp purification, automatic chlorine and pH control/distribution, and an advanced ultrasound device for low-maintenance, crystal-clear water.

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Alfresco Dining & BBQ Area: A covered, outdoor stone barbecue and entertainment area situated right by the pool with ample built-in seating.

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Parking & Storage: A covered carport alongside additional private off-street parking for multiple vehicles.

Turnkey Convenience & Proven Investment Potential

The property is offered for sale fully furnished and completely equipped with high-end furniture, bedding, state-of-the-art kitchen appliances, and decorative finishes. Located in an exclusive, exceptionally quiet neighborhood consisting of only three villas on the street, it guarantees utmost privacy and tranquility.

Thanks to its proximity to the sea, high-end amenities, and fast ferry access to the mainland via Split Airport (SPU) and Split Harbor, the villa generates excellent rental yields for buyers seeking an established income-generating holiday home.

ABOUT THE AREA

Rogac is a charming coastal village situated on the northern coast of Šolta island, a tranquil Croatian gem in the Adriatic Sea. Nestled in a deep, sheltered bay surrounded by pine trees and olive groves, Rogac serves as the main port and primary gateway to the island. Its history reaches back to Roman times, when it served as an ancient port, and its name is derived from the carob tree (rogac in Croatian) that grows abundantly throughout the area.

As Šolta's main transportation hub, Rogac connects the island directly to the Dalmatian mainland via daily car ferries and passenger catamarans departing from the city of Split. Despite its functional status as a harbor complete with a waterfront promenade, small local amenities, and a gas station, Rogac retains a peaceful, authentic village atmosphere without the heavy tourist crowds seen on larger neighboring islands.

Beyond the ferry docks, the bay reveals clear, turquoise waters framed by secluded pebble beaches like Banja and Kasjun, ideal for swimming and relaxing. Visitors can sample local carob treats, explore nearby coastal walking trails, or take short bus connections directly from the port to higher inland villages like Grohote or quiet coastal spots like Maslinica and Stomorska.

The nearest airport to Rogac and Šolta island is Split Airport (SPU), located on the mainland about 22



kilometers from the Split ferry port. Travelers arriving at Split Airport can easily take a quick shuttle bus, taxi, or direct boat transfer to the ferry port, where a 30-minute catamaran or 55-minute car ferry ride finishes the journey directly into Rogac.

MAiN FEATURES:

- * 150m2 of living space
- * 400m2 plot
- * 5 Bedrooms
- * 3 Bathrooms
- * Stunning Views
- * Private Parking
- * Close to essential amenities such as supermarkets and pharmacies
- * Close to many excellent bars and restaurants
- * Great base from which to discover other fantastic areas of Croatia
- * Many excellent sports facilities, walking and cycling areas nearby
- * Rental Potential through Airbnb and Booking.com

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Tenanted: Yes

Common

Bedrooms:	5
Bathrooms:	3
Finished sq. ft.:	150 sq m
Lot Size:	400 sq m

Utility details

Heating: Yes

Rental details

Furnished: Yes

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.976.207



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