

# green blue projects



Green blue projects d.o.o. is your quality partner for project development and construction offering an interdisciplinary service with the final product of a highest quality. Our high-quality team of employees and permanent associates is available to guide you through the entire process of real estate development and construction.

We provide support and advice to foreign and domestic clients in the field of project development and villas, holiday homes and apartments construction. We also carry out our own proj-

ects as well as specific projects at the request of clients, from finding adequate land, creating complete project documentation, overall management and turnkey construction.

Consultations with competent administrative bodies, which are necessary for obtaining a building permit, are also included in the process. We provide a complete service in one place (one stop shop) where you will be served expertly and professionally, and we will maximally speed up and facilitate the process of getting your own home!



# Villa Sunset

Villa Sunset is located in a quiet part of the village Dvornice, not far from Rogoznica, with a beautiful view of the sea. It covers an area of almost 450 m<sup>2</sup> located on a plot of 948 m<sup>2</sup>, equipped and designed to provide maximum pleasure and rest to the owner.

This modernly designed villa contains a spacious living room with dining room and kitchen, five bedrooms with private bath-

rooms and balconies, a cinema room with the latest video and sound technology, a roof terrace with a beautiful view, an outdoor bar and hot tub.

Furthermore, the villa includes an additional building with a gym and sauna, an outdoor barbecue, a Mediterranean garden, a garage with a charging station for electric vehicles and an outdoor infinity pool.



## Description:

Villa Sunset is a modernly designed villa consisting of a spacious living room, dining room and kitchen, laundry room, storage room, one bedroom and bathroom on the ground floor, 3 bedrooms with private bathrooms and balconies on the first floor including a storage room, as well as access to a large terrace, while on the second floor there is a separate bedroom with a bathroom, a balcony and a cinema room with the latest video and sound technology.

The exit to the roof offers a wonderful view of the surroundings and a beautiful sunset. The content of the roof terrace will certainly be a

reason for frequent stays and socializing. An outdoor bar, a hot tub, a large pergola as well as a large cinema screen will make the pleasure of staying under the star filled sky even more inviting.

Additional facilities on the ground floor - a garage equipped with a charging station for electric vehicles, an infinity pool of 41.55 m<sup>2</sup> and other additional amenities make this villa unique and perfect for a stay. Additional building with a gym and sauna, an outdoor grill and a large pergola for socializing, a Mediterranean garden with herbs is part of the property that will attract everyone's attention!





## Features:

- Plot area 948 m<sup>2</sup>
- Villa area ~450 m<sup>2</sup>
- infinity pool ~42 m<sup>2</sup>
- 5 bedrooms
- 5+1 bathroom
- Mediterranean garden
- Gym
- sauna
- garden grill
- Hydro massage bath
- outdoor bar
- car charger









## GROUND FLOOR



## FIRST FLOOR

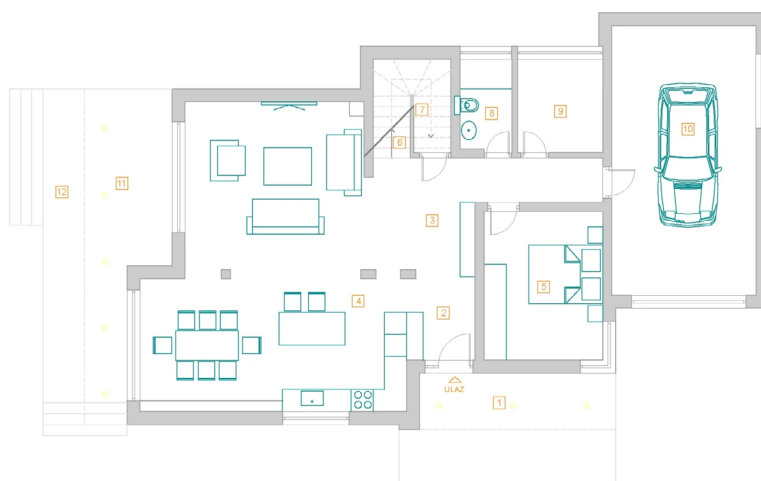


## SECOND FLOOR





## GROUND FLOOR PLAN



### PRIZEMLJE

	Neto površina	Korisna vrijednost površina
1 ULAZ (natkriven)	8,14 m <sup>2</sup>	4,07 m <sup>2</sup>
2 ULAZNI PROSTOR	4,47 m <sup>2</sup>	4,47 m <sup>2</sup>
3 HODNIK 1	12,50 m <sup>2</sup>	12,50 m <sup>2</sup>
4 KUHINJA+BLAGOVAONICA+ DNEVNI BORAVAK	48,98 m <sup>2</sup>	48,98 m <sup>2</sup>
5 SPAVAĆA SOBA 1	12,90 m <sup>2</sup>	12,90 m <sup>2</sup>
6 STUBIŠTE (krak 1)	6,18 m <sup>2</sup>	4,64 m <sup>2</sup>
7 SPREMIŠTE	5,92 m <sup>2</sup>	3,04 m <sup>2</sup>
8 KUPAONICA 1	3,50 m <sup>2</sup>	3,50 m <sup>2</sup>
9 PRAONICA RUBLJA	5,82 m <sup>2</sup>	5,82 m <sup>2</sup>
10 GARAZA	28,40 m <sup>2</sup>	17,04 m <sup>2</sup>
11 TERASA 1 dio1 (natkriven)	15,96 m <sup>2</sup>	7,98 m <sup>2</sup>
12 TERASA 1 dio2 (nenatkriven)	9,92 m <sup>2</sup>	2,48 m <sup>2</sup>

UKUPNO - zatvoreni dio	129,67 m <sup>2</sup>	112,89 m <sup>2</sup>
UKUPNO - otvoreni dio	34,02 m <sup>2</sup>	14,53 m <sup>2</sup>
UKUPNO s terasama	162,69 m <sup>2</sup>	127,42 m <sup>2</sup>



## FIRST FLOOR FLOOR'S PLAN



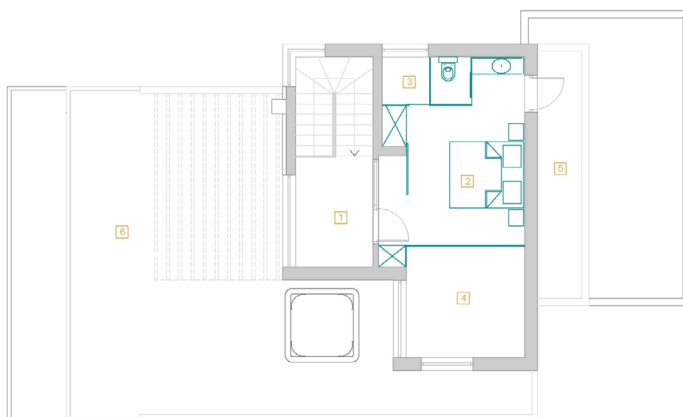
### PRVI KAT

	Neto površina	Korisna vrijednost površina
1 HODNIK 2	8,12 m <sup>2</sup>	8,12 m <sup>2</sup>
2 SPAVAĆA SOBA 2	17,31 m <sup>2</sup>	17,31 m <sup>2</sup>
3 KUPAONICA 2	3,80 m <sup>2</sup>	3,80 m <sup>2</sup>
4 SPAVAĆA SOBA 3	18,88 m <sup>2</sup>	18,88 m <sup>2</sup>
5 KUPAONICA 3	4,85 m <sup>2</sup>	4,85 m <sup>2</sup>
6 GARDEROBA 1	4,23 m <sup>2</sup>	4,23 m <sup>2</sup>
7 SPAVAĆA SOBA 4	12,91 m <sup>2</sup>	12,91 m <sup>2</sup>
8 KUPAONICA 4	4,88 m <sup>2</sup>	4,88 m <sup>2</sup>
9 SPREMIŠTE 2	4,43 m <sup>2</sup>	4,43 m <sup>2</sup>
10 STUBIŠTE (krak 2)	6,19 m <sup>2</sup>	4,64 m <sup>2</sup>
11 TERASA 2 dio1 (natkriven)	9,65 m <sup>2</sup>	4,83 m <sup>2</sup>
12 TERASA 2 dio2 (nenatkriven)	20,54 m <sup>2</sup>	5,14 m <sup>2</sup>
13 TERASA 3 dio1 (natkriven)	11,60 m <sup>2</sup>	5,80 m <sup>2</sup>
14 TERASA 3 dio2 (nenatkriven)	13,34 m <sup>2</sup>	3,34 m <sup>2</sup>
15 TERASA 4 (toča)	4,00 m <sup>2</sup>	3,00 m <sup>2</sup>

UKUPNO - zatvoreni dio	85,59 m <sup>2</sup>	84,05 m <sup>2</sup>
UKUPNO - otvoreni dio	59,13 m <sup>2</sup>	22,11 m <sup>2</sup>
UKUPNO s terasama	144,72 m <sup>2</sup>	106,16 m <sup>2</sup>



## SECOND FLOOR FLOOR'S PLAN



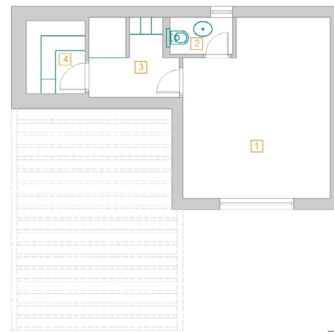
### DRUGI KAT

	Neto površina	Korisna vrijednost površina
1 HODNIK 3	6,33 m <sup>2</sup>	6,33 m <sup>2</sup>
2 SPAVAĆA SOBA 5	15,13 m <sup>2</sup>	15,13 m <sup>2</sup>
3 KUPAONICA 5	5,02 m <sup>2</sup>	5,02 m <sup>2</sup>
4 GARDEROBA 2	9,85 m <sup>2</sup>	9,85 m <sup>2</sup>
5 TERASA 5 (nenatkrivena)	8,04 m <sup>2</sup>	2,01 m <sup>2</sup>
6 TERASA 6 (nenatkrivena)	65,72 m <sup>2</sup>	16,43 m <sup>2</sup>

UKUPNO - zatvoreni dio	36,13 m <sup>2</sup>	36,13 m <sup>2</sup>
UKUPNO - otvoreni dio	73,76 m <sup>2</sup>	18,44 m <sup>2</sup>
UKUPNO s terasama	109,89 m <sup>2</sup>	54,57 m <sup>2</sup>



## AUXILIARY BUILDING FLOOR'S PLAN



POMOĆNA ZGRADA	Neto površina	Korisna vrijednost površina
1 TERETANA	18,01 m <sup>2</sup>	8,01 m <sup>2</sup>
2 WC	1,70 m <sup>2</sup>	1,70 m <sup>2</sup>
3 GARDEROBA	4,71 m <sup>2</sup>	4,71 m <sup>2</sup>
4 SAUNA	3,15 m <sup>2</sup>	3,15 m <sup>2</sup>
UKUPNO	27,57 m <sup>2</sup>	27,57 m <sup>2</sup>

### Location:

Rogoznica is located between Šibenik and Split, about 30 minutes drive from Šibenik and about 30 minutes drive from Split. The village Dvornice is about 10-minutes drive from Rogoznica. Punta Planka, a 5-minute drive from the villa, is the most prominent part of the mainland in the Adriatic

Sea towards Italy. Rogoznica area is known for the fewest rainy days in the year in Croatia. The coast itself stretches for over 50 km.

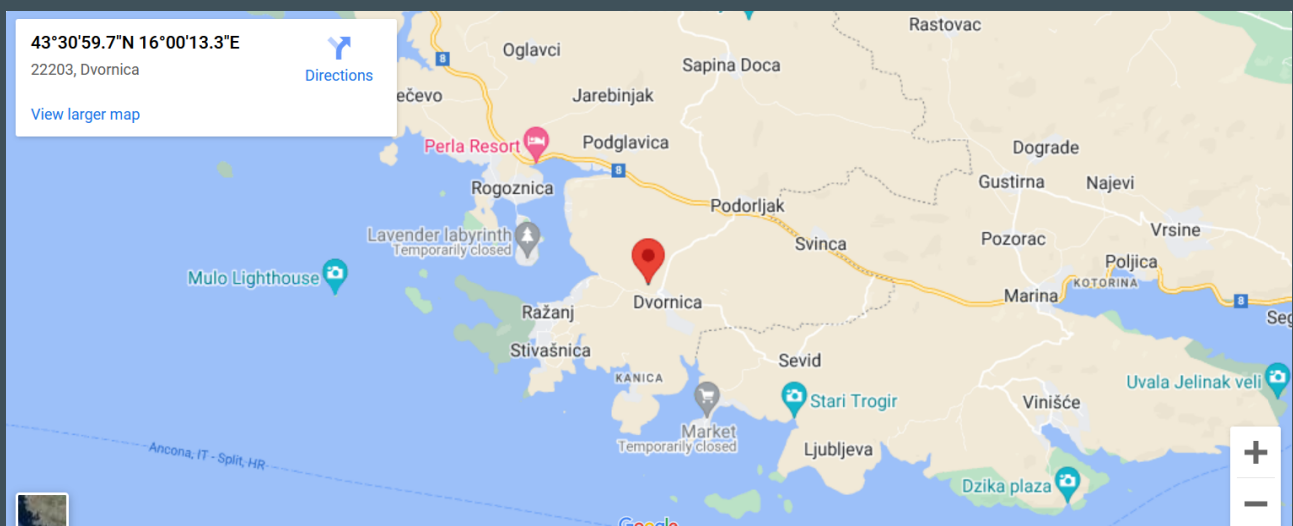
### Facilities and places nearby:

The airport in Kaštela near Split is 25 minutes from the villa / 29 km  
Beach - 1.5 km

Rogoznica - 8.5 km  
Primošten - 20 km  
Šibenik - 40 km  
Split - 50 km

### Adress:

cadastre number 6604/2,  
cadastre Sevid  
Dvornica, Donja Dvornica9/P, 22202 Primošten







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