



# Villa Fayette

ROGOZNICA

Croatia

Sotheby's

INTERNATIONAL REALTY

# Villa Fayette



**LIVING AREA**  
**270 m<sup>2</sup>**



**PLOT SIZE**  
**550 m<sup>2</sup>**



**PRICE**  
**1.500.000 €**



**BATHROOMS**  
**3**



**ROOMS**  
**3**

**CONTACT**  
**Ivana Marković**

Grljevačka 2a, 21312 Podstrana  
m: 00385 (0)916027672  
info@sothebysrealty.hr  
www.sothebysrealty.hr

Villa Fayette is a newly-built modern villa, located in the proximity of Rogoznica and close to one of the most beautiful marinas on the Adriatic. Rogoznica is known for its rich tourist offer and numerous restaurants, shops, souvenir shops, and natural pebble beaches. This three-story property is located in a quiet area, and thanks to its privileged location and south orientation, it offers a magnificent view of the picturesque Rogoznica archipelago. Its modern architecture encompasses attractive interiors and inviting outdoor areas inspired by a harmonious Mediterranean setting while providing discretion, privacy, and utmost comfort. The gross living area comprises 270 square meters, and it includes everything you might need for a carefree vacation. The ground floor consists of an open concept living area comprising a spacious living room, fully-fitted contemporary kitchen, dining area, and toilet. The living room area expands into a spacious terrace with clean lines, providing an impressive view of the sea and islands. The top floor consists of three bedrooms with ensuite bathrooms. An indoor staircase links the two floors. The basement area is currently used for additional storage space. The appealing interior design incorporating timeless, long-lasting materials and supreme designer furnishing provides a symbiosis of a picturesque Mediterranean environment and the comfortable, modern way of life. The well-organized and invigorating outdoor terrace features a modern swimming pool, comfortable outdoor sofas, a sundeck with modern loungers, and a barbecue zone with a dining table, ideal for lounging during hot summer days and for evening get-togethers. The outdoor parking area is also available in front of the villa. The exclusive design and the extraordinary location close to the main tourist attractions and some of the most beautiful beaches make villa Fayette a great choice if you are looking for a second home or an investment property with immense tourism potential.

## AMENITIES

Energy certificate ✓    Furnished ✓    Parking ✓    Pool ✓    Seaview ✓    Terrace ✓

