



Villa Amalina

ROGOZNICA

Croatia

Sotheby's

INTERNATIONAL REALTY

Villa Amalina



LIVING AREA
425 m²



PLOT SIZE
710 m²



PRICE
3.550.000 €



BATHROOMS
6



ROOMS
5

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Villa Amalina is a sophisticated, newly constructed seafront villa nestled in the heart of Dalmatia, near the picturesque town of Rogoznica. Rogoznica is a captivating Mediterranean town that has evolved into one of the most desirable destinations along the coast. Renowned for its stunning beaches, crystal-clear sea, and breathtaking scenery, it offers an unrivaled blend of peace and excitement, making it the perfect choice for those seeking both relaxation and adventure, as well as convenient access to all amenities. This exquisite property offers 425 m2 of gross living area, set on a 710 m2 plot, and is fenced with authentic drywall, arranged across two levels to maximize both comfort and functionality. The open-concept ground floor features a spacious entrance hall leading to the kitchen, dining area, and living room, creating an airy, expansive atmosphere. A bedroom with an en-suite bathroom, an additional guest toilet, and a utility room enhance the practicality of this level. Floor-to-ceiling glass walls flood the space with natural light and provide direct access to a spacious terrace with an infinity pool and sunbathing area, surrounded by a meticulously landscaped Mediterranean garden with olive trees. The outdoor space is further elevated by a fireplace and a stylish alfresco dining area—ideal for savoring outdoor meals and hosting gatherings with loved ones. Just a few steps from the villa lies a pristine sandy beach, highlighting the property’s unrivaled seafront setting. An interior staircase leads to the upper floor, where four luxuriously appointed bedrooms, each with a private bathroom, and a dedicated relaxation area designed for privacy and tranquility. Two bedroom opens onto a spacious terrace with panoramic views of the sea and the beach. Villa Amalina is furnished with high-end Italian designer furniture, and the interior has been styled with meticulous attention to detail, offering a perfect blend of aesthetics and comfort. The property offers secure parking for three vehicles. This property represents an outstanding opportunity for those seeking a luxury residence by the sea or a property with significant tourist potential. Boasting a prestigious location, refined interiors, and convenient access to Split, Trogir, and Split International Airport, Villa Amalina promises a lifestyle defined by comfort, sophistication, and tranquility. This exceptional property is ideal for discerning buyers seeking an authentic Mediterranean...

AMENITIES

Balcony ✓ Energy certificate ✓ Furnished ✓ Garden ✓
Parking ✓ Pool ✓ Seafront ✓ Seaview ✓ Terrace

