



# Villa Amity

ROGOZNICA

Croatia

Sotheby's

INTERNATIONAL REALTY

# Villa Amity



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



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



PRICE  
**2.100.000 €**



BATHROOMS  
**5**



ROOMS  
**4**

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An elegant villa Amity is situated in a picturesque bay near Rogoznica and is surrounded by lush aromatic greenery and a crystal clear sea. Its prime location offers a unique fusion of an easy-going Mediterranean lifestyle on the coast and the easily accessible hustle of the sun-drenched centers of Trogir, Split, and Šibenik. Just a few steps away, the secluded beach invites you to immerse yourself in the magical blue and allows you to enjoy the sweeping views of the pristine Adriatic. The villa is set on a 630 m2 plot and extends to 375 m2 of living space, elegantly distributed over three functional floors. The ground floor is adorned by a large glass wall that connects the living space with untouched nature and offers an enchanting open view of the sea and nearby islands. The modern, fully fitted kitchen and the spacious dining room are the perfect space for indulging in the celebrated magic of Mediterranean cuisine. The dining room leads directly to the open terrace and is ideal for complete relaxation and enjoyment in harmony with the sound of the waves. A luxurious living room with an elegant fireplace guarantees absolute comfort in the rare moments when you'll want to move inside, as well as an unobstructed view of the emerald pool, whose surface reflects the crowns of pine trees under the turquoise sky. The lounge area by the pool, surrounded by a discreet cascading garden, is a tribute to the hedonism that emanates from every detail of this villa. On the ground floor, there is also a guest toilet, a wardrobe, and a laundry room, while a modern bathroom, a first-class sauna, and a storage room for outdoor furniture are directly accessible via the outdoor green area. An internal staircase leads to the first floor, with four luxurious en-suite bedrooms, three of which have access to the balcony. The basement has four comfortable parking spaces, a modern engine room, and a water tank. Villa Amity is an exquisite property, ideal for admirers of the Mediterranean lifestyle who want to enjoy an enchanting natural ambiance without compromising quality or comfort with easy access to some of the most attractive tourist sites on the Mediterranean. Still, it also has immense potential as a vacation rental home.

## AMENITIES

Balcony ✓

Garden ✓

Parking ✓

Pool ✓

Sauna ✓

Seafront ✓

Seaview ✓

Terrace ✓



