



Villa Aqualis

ROGOZNICA

Croatia

Sotheby's

INTERNATIONAL REALTY

Villa Aqualis



LIVING AREA
325 m²



PLOT SIZE
460 m²



PRICE
2.200.000 €



BATHROOMS
4



ROOMS
3

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Nestled in a unique location in the idyllic surroundings of Rogoznica, Villa Aqualis represents the perfect blend of contemporary design, absolute comfort, and breathtaking natural surroundings. Rogoznica stands out as one of the most attractive destinations in Croatia, renowned for its pristine beaches and coves, rich tourism offer, and excellent transportation connections to Šibenik, Split, and Trogir, all of which are included in the UNESCO World Heritage list. This newly built modern villa is located in the first row to the sea, offering an unparalleled seafront living experience. Villa Aqualis is built on a plot of 460 m² and spans 325 m² of living space, elegantly distributed across three floors. The villa has been thoughtfully designed to meet all the needs of modern living, providing the ideal balance of privacy, functionality, comfort, and a stunning natural environment. The basement features a garage, a technical room, and a storage area. The open-concept ground floor comprises a spacious kitchen connected to the living room and dining area, filled with natural light thanks to large glass surfaces offering uninterrupted sea views. The living room has access to a large terrace with a pool and sunbathing area, making it the perfect spot for relaxation and enjoying the company of family and friends. The ground floor also includes a hallway, laundry room, guest toilet, and additional storage. On the first floor, there are 3 luxuriously appointed bedrooms, each with its bathroom. All floors of the villa are connected by an elegant staircase and an elevator. Villa Aqualis is sold fully equipped and furnished, with carefully selected furniture and high-end appliances that highlight luxury and elegance. The villa is owned by a company (subject to sale), and its exclusive location and superior quality make it the ideal choice for a luxury getaway or a profitable investment with high potential in tourist rentals. This property presents a rare and exceptional opportunity for those looking to enjoy a premium and relaxing lifestyle by the sea. With its location in close proximity to all essential amenities, it offers an unbeatable combination of privacy, luxury, and Mediterranean charm.

AMENITIES

Balcony ✓

Energy certificate ✓

Furnished ✓

Parking ✓

Pool ✓

Seafront ✓

Seaview ✓

Terrace ✓

