



# Villa Marella

ROGOZNICA

Croatia | Sotheby's  
INTERNATIONAL REALTY

# Villa Marella



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



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



**PRICE**  
**1.500.000 €**



**BATHROOMS**  
**5**



**ROOMS**  
**10**

**CONTACT**  
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Villa Marella is a south-facing apartment building in a prime location, in the front row by the sea, near Rogoznica. Rogoznica is one of the most attractive destinations on the Croatian coast, known for its unspoiled nature, crystal-clear sea, beautiful beaches, and hidden coves. This peaceful place offers the perfect blend of tradition and modern living. Its proximity to the cultural landmarks of Šibenik, Trogir, and Split, the Split International Airport, and rich tourist and gastronomic offers make Rogoznica an ideal destination for an unforgettable vacation. Built on a 250 m2 plot, Villa Marella has approximately 300 m2 of living space distributed across three floors. The villa consists of three spacious apartments and a studio apartment, offering a high level of functionality and comfort, along with a unique sea view. The ground floor features an apartment with a kitchen, dining room, living room, two bedrooms, a bathroom, a storage room, and a spacious terrace offering an unforgettable view of the crystal-clear sea. The first floor features an apartment with four bedrooms, two bathrooms, a kitchen, a dining room, and a large living room. Two bedrooms have access to a terrace with an open sea view. On the top floor is an apartment with three bedrooms, a bathroom, and a spacious living room connected to the kitchen and dining room. The living room and the master bedroom open onto a large terrace with a panoramic view of the sea and surrounding islands. The studio apartment on the northwest side of the house includes a bedroom, bathroom, kitchen with dining area, and a living room. Villa Marella offers numerous outdoor amenities, including an outdoor fireplace and shower and parking for several vehicles. The location of this villa provides direct access to the beach, restaurants, and shops, making it the perfect destination for enjoying the Mediterranean lifestyle. This property presents a unique opportunity to enjoy a relaxed lifestyle by the sea while also being an excellent investment opportunity with great potential for tourist rentals.

## AMENITIES

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

