



# Villa Girasole

ROGOZNICA

Croatia

Sotheby's

INTERNATIONAL REALTY



# Villa Girasole



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



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



PRICE  
**729.000 €**



BATHROOMS  
**2**



ROOMS  
**4**

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Villa Girasole is nestled gracefully on a serene incline, overlooking the sea in a small seaside town near Rogoznica. Rogoznica Riviera has become one of Adriatic's most attractive and popular tourist destinations. It is known for its picturesque beaches and crystal clear sea, which attract tourists worldwide. This exquisite property, set on a 565 m2 plot and boasting two distinct residential units, a shared pool, and a wellness zone, beckons with an irresistible invitation to indulge in coastal luxury. The first unit, a harmonious blend of functionality and comfort, extends over 50 m2 of living space and comprises a kitchen seamlessly connected to a luminous living area, two cozy bedrooms, and a bathroom. The second unit features 75 m2 of living space and comprises a kitchen, dining area, living room, two gracefully adorned bedrooms, and a bathroom. With panoramic vistas stretching as far as the eye can see, each corner of this haven whispers tales of tranquility and serenity. The spacious terrace with a swimming pool, grill zone, and spectacular sea view offers an idyllic setting for complete relaxation and gatherings with family and friends. Stepping beyond the confines of the living spaces, a secluded oasis awaits in the spa zone with a whirlpool, lounge area, and children's playground. Villa Giralose extends beyond mere accommodation, presenting many opportunities for the discerning investor. It is ideal for a year-round stay but also represents an exceptional investment opportunity with excellent potential for tourist rental. Given the proximity of major tourist cities such as Split, Trogir, and Sibenik, as well as one of the most prestigious marinas, all necessary amenities, and the international airport in Split, this property stands as a beacon of opportunity in the bustling coastal landscape. Villa Girasole offers a harmonious balance between tranquility in this seaside paradise, promising a lifestyle of unparalleled elegance and grace.

## AMENITIES

Energy certificate ✓

Furnished ✓

Garden ✓

Parking ✓

Pool ✓

Seaview ✓

Terrace ✓



