



# Villa Marelle

ROGOZNICA

Croatia

Sotheby's

INTERNATIONAL REALTY

# Villa Marelle



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



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



PRICE  
**0 €**



BATHROOMS  
**5**



ROOMS  
**4**

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Villa Marelle is a contemporary property currently under construction, ideally positioned in the second row from the sea in a peaceful and highly sought-after area near Rogoznica. Set on a 785 m<sup>2</sup> plot, Villa Marelle spans two levels and offers 300 m<sup>2</sup> of thoughtfully designed living space. It combines clean architectural lines with a warm Mediterranean character, creating a refined balance between modern design and coastal living. The ground floor is conceived as an open-plan living area, seamlessly connecting the living room, dining area, and kitchen into one fluid space. Expansive glass walls extend the interior toward the exterior, filling the home with natural light and creating a strong connection with the outdoors. The outdoor area is designed for relaxed Mediterranean living, featuring a covered terrace with a dining area and barbecue, perfect for long summer evenings. A spacious sun terrace with a swimming pool forms the focal point of the exterior, surrounded by a garden that ensures privacy and a sense of calm. The upper floor includes a central hallway leading to four elegantly appointed bedrooms, each with its own en-suite bathroom and access to a balcony with open sea views. The master bedroom is further enhanced by a private walk-in wardrobe. This floor also features a laundry room. The property further benefits from a private garage and additional outdoor parking spaces. Its location offers an ideal combination of proximity to the sea and seclusion from summer crowds, ensuring convenience and privacy year-round. Vila Marelle represents a rare opportunity on the market—an elegant modern villa with strong rental and investment potential, as well as an exceptional private residence. Designed for those who value understated luxury, architectural clarity, and the Mediterranean way of life, it delivers a refined coastal living experience in one of the Adriatic's most desirable settings.

## AMENITIES

Balcony ✓

Garden ✓

Parking ✓

Pool ✓

Seaview ✓

Terrace ✓

