



Villa Maretage

ROGOZNICA

Croatia

Sotheby's

INTERNATIONAL REALTY

Villa Maretage



LIVING AREA
250 m²



PLOT SIZE
600 m²



PRICE
1.290.000 €



BATHROOMS
4



ROOMS
4

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Villa Maretage is one of three beautiful modern villas in the first row to the sea. The villa is set in an enchanting bay of a small Mediterranean village between Trogir, which is included in the prestigious UNESCO World Heritage List, and Rogoznica, widely known for its picturesque coast and one of the most prestigious marinas on the Adriatic. This idyllic location abounds in beautiful beaches, natural coves, and the turquoise blue sea. In proximity to the complex of villas, you will find all the necessary facilities, such as shops, restaurants, and bars. Villa Maretage is characterized by high-quality construction and an elegant stone exterior that ideally complements an authentic Mediterranean environment. Cascading three spacious floors with direct access to the terrace provide a soothing view of the bay and the Adriatic. The villa's ground floor is organized as a large dining room full of natural light with direct access to the terrace and sun deck boasting a lovely sea view. On the same floor, there is a large ensuite bedroom with a balcony, pantry, an additional bedroom, an additional bathroom, a toilet, and a spacious hallway with a closet. Internal stairs are connected to the upper floor, which comprises a dining room with access to the terrace and sun deck, a living room, a kitchen, a bathroom, a separate toilet, and an access hallway directly connected to the garage. On the top floor is a large living room, a dining room with access to a spacious terrace with a scenic view, and a bathroom, toilet, and hallway. The well-maintained garden has an irrigation system and is adorned with Mediterranean plants. The outer steps on the south side of the villa lead directly to the sea and are a private passage. Two villas are for sale and are characterized by the same high standard of construction and a similar spatial layout. With their prestigious location right by the sea, these beautiful villas represent an ideal choice for those who want to enjoy a typical Mediterranean ambiance and a unique sea view. These sophisticated villas have excellent tourist potential since they could be an ideal starting point for discovering famous tourist sites and the natural beauties of central Dalmatia. Villa 1 | Living area: 260 m² | Plot: 700 m² | Price: 1.290.000,00 € Villa 2 | Living area: 250 m² | Plot: 600 m² | Price: 1.310.000,00 €

AMENITIES

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

