



# Villa Mistral

ROGOZNICA

Croatia

Sotheby's

INTERNATIONAL REALTY

# Villa Mistral



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



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



**PRICE**  
**1.850.000 €**



**BATHROOMS**  
**3**



**ROOMS**  
**5**

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Villa Mistral is situated in a stunning and exclusive location right by the sea, in a small, picturesque coastal village near Rogoznica. Surrounded by lush pine forests and vibrant greenery, the villa captures the essence of the Adriatic landscape, offering an immersive Mediterranean experience with an unparalleled opportunity to unwind and connect with nature in its most pristine form. This area exudes authentic charm with its scenic beaches, hidden coves, and pristine nature, making it one of the most attractive tourist destinations on the Croatian coast. Villa Mistral is a thoughtfully designed apartment-style home on a 550 m<sup>2</sup> plot with a total living area of 300 m<sup>2</sup>. Its distinctly Mediterranean architectural style is characterized by elements that blend harmoniously with the landscape. The villa offers ample flexibility for those who desire additional space or a more modern layout. Within the existing footprint, the house can be reconstructed to suit varied preferences without any additional permits. Moreover, the obtained building permit allows for the expansion of the property up to 400 m<sup>2</sup>, creating opportunities for adding luxurious features and custom amenities. This expansion potential gives future owners a unique chance to transform the property into an even more opulent residence, elevating its appeal and market value. Thanks to its unique position steps from the sea, Villa Mistral provides exceptional privacy, a sense of peace, and a connection to nature. Despite its peaceful and secluded setting, the villa is within easy reach of vibrant cultural hubs like Split, Trogir, and Šibenik. Each of these historic cities is celebrated for its rich heritage, UNESCO World Heritage sites, and lively atmosphere, offering many opportunities for exploration and enjoyment. Additionally, with its proximity to one of the largest marinas in the region and the international airport in Split, Villa Mistral offers seamless access to essential amenities and convenient travel options. This unique blend of seclusion and accessibility makes Villa Mistral an outstanding choice for those who cherish the Mediterranean lifestyle. At the same time, Villa Mistral presents an exceptional investment opportunity with immense potential in tourism rental.

## AMENITIES

Balcony ✓

Energy certificate ✓

Seafront ✓

Seaview ✓

Terrace ✓

