# Villa Belair

ROGOZNICA

Croatia | Sotheby's INTERNATIONAL REALTY

# Villa Belair

**LIVING AREA**
460 m2

**PLOT SIZE**
1.500 m2

**PRICE**
0 €

**BATHROOMS**
4

**ROOMS**
4

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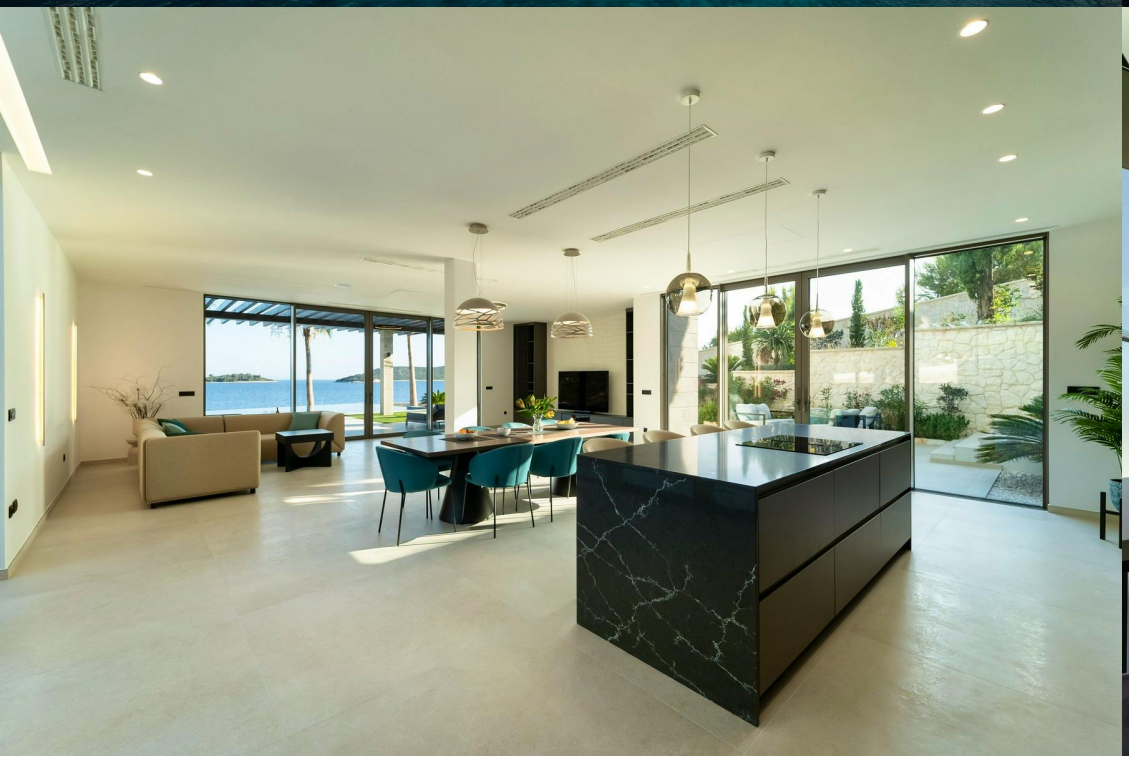
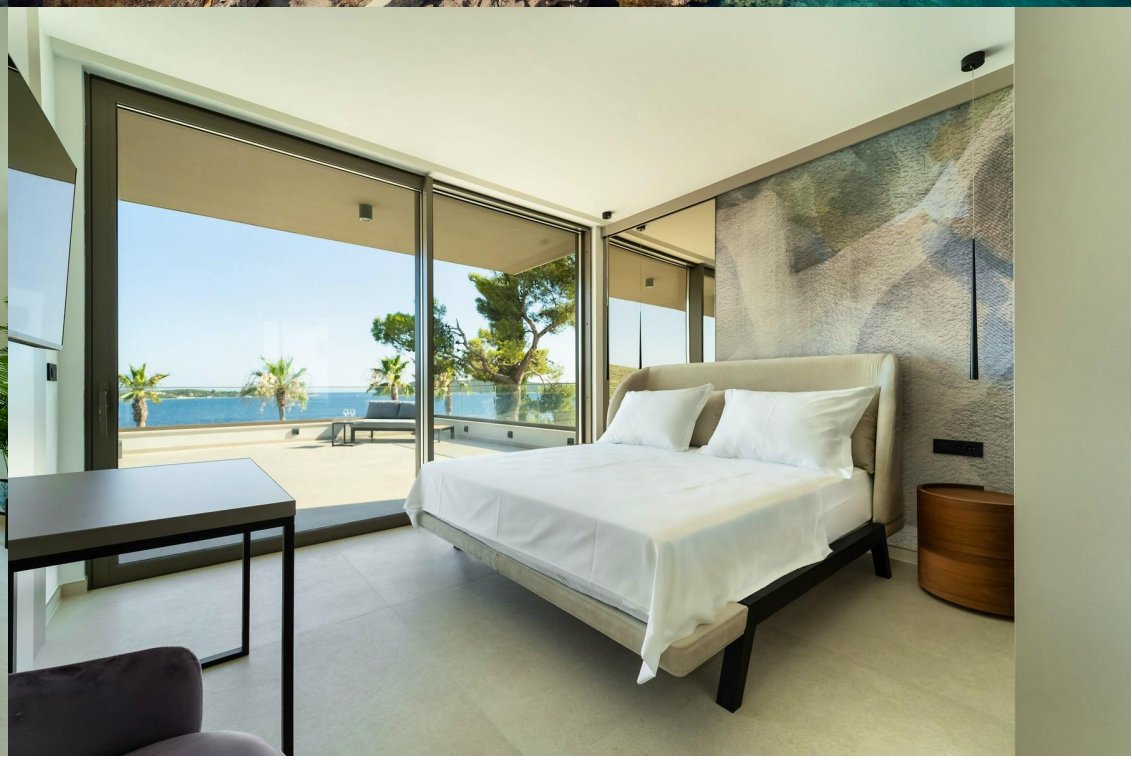
Villa Belair is a newly built, modern seafront property near Rogoznica. This luxurious residence offers absolute privacy and a unique experience of seaside living, providing a perfect retreat for those seeking peace and luxury in a natural setting. Villa Belair is situated on a spacious 1.500 m2 plot and extends over an impressive 460 m² of living space, elegantly spread across three floors. Each floor is designed with attention to detail, offering the perfect combination of comfort and functionality. The open-concept ground floor features a modern kitchen, a spacious dining area, and an elegant living room. Large glass walls allow direct access to the yard, blending the light-filled interior with the outdoor space. This floor also includes a wellness area, gym, and wine cellar, providing everything needed for relaxation and recreation in your home. The carefully designed yard is ideal for complete enjoyment and relaxation. It includes a spacious terrace with a heated pool and sunbathing area, an outdoor kitchen with a dining area, and a lounge zone – the perfect space for gathering with family and friends. The first floor features three spacious en-suite bedrooms. The top floor is reserved for the luxurious master suite, which includes a spacious bedroom, a walk-in closet, and a spectacular terrace offering breathtaking sea views. An internal staircase and an elevator connect all floors of the villa. Villa Belair also features a separate 60 m² one-bedroom apartment ideal for guests or staff, as well as covered parking for several vehicles. Villa Belair is a true gem of Mediterranean luxury. It offers a perfect blend of modern elegance, comfort, and functional design, making it the ultimate seaside retreat. Every detail of this villa is carefully designed to ensure the highest standard of living, making it the ideal place to escape the hustle and bustle of everyday life and enjoy all the charms of seaside living.

# AMENITIES

Balcony ✓ Energy certificate ✓ Fitness ✓ ✓ Furnished ✓ Seaview ✓ Garden ✓ Terrace ✓ Parking ✓ Pool ✓ Sauna ✓ Seafront