



# Villa Panoramica

ROGOZNICA

Croatia

Sotheby's

INTERNATIONAL REALTY

# Villa Panoramica



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



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



PRICE  
**1.700.000 €**



BATHROOMS  
**7**



ROOMS  
**6**

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Villa Panoramica is a unique property under construction located in an exceptional setting near Rogoznica, serving as a true oasis of tranquility amid natural surroundings. The Rogoznica Riviera is a favorite destination for numerous tourists, thanks to its idyllic beaches, secluded coves, untouched nature, and one of the most prestigious marinas on the Adriatic. Many visitors choose it for the purchase or construction of their private seaside retreats. It is situated on a more than 20,000 m2 plot and is only 1,300 meters from the coast, providing an incredible panoramic view of the sea and islands. Villa Panoramica spans 350 m2 of gross living space spread over two floors – the basement and ground floor. It comprises a kitchen, spacious dining room, comfortable living room, four bedrooms, four bathrooms, and a toilet. Additionally, two more spacious bedrooms are located in the quiet rear part, each equipped with its bathroom and separate entrance. For complete comfort and enjoyment of the Mediterranean lifestyle, there is an outdoor dining area with a barbecue zone perfect for gatherings with family and friends while enjoying local specialties and an unforgettable sea view. Planting perennial crops such as olives, vines, and aromatic herbs on the spacious land is planned, emphasizing harmony with the natural environment, authenticity, and sustainability. Villa Panoramica is not just a residence but a true destination for those who appreciate privacy, elegance, and an authentic and peaceful ambiance. Thanks to its beautiful location amid natural surroundings, proximity to the sea, exceptional design, and complete comfort, it is an ideal choice for those who value privacy and an easygoing lifestyle. Villa Panoramica is located near all necessary amenities and away from larger tourist towns' crowds. The micro-location allows quick transportation connections to the international airport and proximity to tourist gems such as Split and Trogir, boasting UNESCO sites and natural beauties. Villa Panoramica is an example of an estate where luxury meets nature, creating a unique balance between sophistication and natural beauty.

## AMENITIES

Garden ✓    Parking ✓    Seaview ✓    Terrace ✓

