



# Villa Perola

ROGOZNICA

Croatia

Sotheby's

INTERNATIONAL REALTY

# Villa Perola



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



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



PRICE  
**1.100.000 €**



BATHROOMS  
**3**



ROOMS  
**4**

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Villa Perola is a unique property located in an attractive position, in the first row to the sea, in the vicinity of Rogoznica. This area is renowned for its picturesque beaches, crystal-clear sea, hidden coves, and beautiful Mediterranean landscapes that attract tourists worldwide, providing them with an unforgettable experience and enjoyment of the Mediterranean lifestyle. In addition to its natural beauty, this area is rich in cultural and historical heritage and is one of the most attractive tourist destinations on the Adriatic coast. Exceptionally positioned, villa Perola offers an incredible sea view and an exceptional opportunity to enjoy peace, privacy, and a spectacular landscape. Built on a 320 m<sup>2</sup> plot of land, this elegant villa spans across 2 floors with a total living area of 150 m<sup>2</sup>. Its south orientation, bright spaces, and airy atmosphere ensure plenty of natural light and freshness while offering a beautiful open sea view. Upon entering the villa, you will feel the elegance that extends throughout every corner of this home, offering a harmonious blend of modern comfort and Mediterranean charm, creating a perfect ambiance for relaxation and enjoyment. The living area comprises a fully equipped kitchen, a dining area, and a living room with a stunning sea view. Large glass surfaces allow nature to become part of the interior space, creating a sense of connection with the surroundings. The outdoor area of the villa is thoughtfully designed and includes a pergola-covered terrace with a barbecue and a dining table, which is an ideal place for outdoor dining and gatherings with family and friends. There is also a swimming pool with a sun deck, where you can relax and refresh during warm summer days while enjoying the breathtaking sea view. The villa's highlight is the direct sea and beach access. The feeling of having your oasis on the shore becomes a reality as you sunbathe on the terrace or immerse yourself in the crystal-clear sea. Additionally, mooring a boat right in front of the house is possible, ideal for those who love exploring nearby islands and the coastline. The villa features 4 bedrooms and 3 bathrooms. All rooms are designed with a focus on comfort and privacy. Aesthetically and functionally furnished, they provide a peaceful and relaxing space. Thanks to its attractive seaside location, top-notch amenities, and beautiful design, Villa Perola represents an ideal home for those seeking a high level of comfort and luxury. At the same time, it is an excellent investment opportunity with great potential for tourist rentals.

## AMENITIES

Balcony ✓ Energy certificate ✓ Furnished ✓ Garden ✓  
Parking ✓ Pool ✓ Seafont ✓ Seaview ✓ Terrace

