



# Villa Solemar

ROGOZNICA

Croatia

Sotheby's

INTERNATIONAL REALTY

# Villa Solemar



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



PLOT SIZE  
400 m<sup>2</sup>



PRICE  
0 €



BATHROOMS  
6



ROOMS  
5

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Villa Solemar is a modern semi-detached villa in a small picturesque village near Rogoznica, a well-known tourist destination on the Dalmatian coast. The privileged location allows you to enjoy the sweeping views of the pristine Adriatic that will not leave you indifferent. Villa Solemar is set on a 400 m2 plot and features 300 m2 of living space elegantly distributed over three floors. The ground floor comprises an entrance area, a fully equipped kitchen, a dining room, and a spacious living room. It also features two toilets, a washing room, and a pantry. The first floor has four elegant, spacious bedrooms, three bathrooms, and three wardrobes. There is also a washing room, pantry, spacious loggia, and a balcony overlooking the sea on this floor. The second floor can be used as an independent unit with a private entrance and comprises a kitchen and living room, a master bedroom with an ensuite bathroom, a wardrobe, a loggia, and a terrace that is partly covered. The contemporary interior design perfectly blends with the picturesque landscape surrounding the villa. You can enjoy exclusive outdoor amenities in a carefully designed outside area like an infinity swimming pool, an outdoor dining area with a barbecue zone, or lounge sofas. Villa Solemar has a private outside parking area and a garage. The premium location of the villa, widely known for the crystal clear sea, breathtaking beaches, and lush nature, provides privacy, absolute peace, and intimacy and enables you to enjoy the Mediterranean easy-going lifestyle. It is also important to emphasize the proximity of the International airport and the cities of Šibenik, Trogir, and Split, with their rich touristic offer and which are on the UNESCO Heritage List. Villa Solemar is a truly unique property and is a perfect choice if you want to enjoy a quiet holiday with friends or family. At the same time, it represents a fantastic investment opportunity with excellent potential in tourist rental due to its attractive location and contemporary design.

## AMENITIES

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

