



# Villa Solterra

ROGOZNICA

Croatia | Sotheby's  
INTERNATIONAL REALTY



# Villa Solterra



**LIVING AREA**  
**225 m2**



**PLOT SIZE**  
**420 m2**



**PRICE**  
**1.900.000 €**



**BATHROOMS**  
**5**



**ROOMS**  
**5**

**CONTACT**  
**Ivana Marković**

Grljevačka 2a, 21312 Podstrana  
m: 00385 (0)916027672  
info@sothebysrealty.hr  
www.sothebysrealty.hr

Villa Solterra is a luxurious, newly constructed villa located in the front row to the sea, in an exclusive area that offers complete privacy and spectacular views of the crystal-clear Adriatic Sea. The villa seamlessly blends modern architectural elegance with Mediterranean charm, creating an ideal setting for both living and leisure. Spanning 225 m2 across three floors, the villa has been meticulously designed to offer maximum comfort and functionality. The ground floor features a fully independent unit – ideal for guests or staff – comprising a bedroom, bathroom, kitchen, living area, and storage space. This unit opens directly onto a terrace overlooking the sea, creating a seamless connection with the surrounding nature. The first floor offers a bright and refined open-plan living area, with a spacious lounge, dining room, and a fully equipped, custom-designed kitchen. Also located on this level are a guest toilet and one en-suite bedroom. From the living room, large sliding doors open onto a covered terrace with panoramic sea views – an ideal spot for al fresco dining or unwinding at sunset. An internal staircase leads to the top floor, where three luxurious en suite bedrooms await. Each room features its private terrace with uninterrupted sea views, while a walk-in wardrobe enhances the comfort and practicality of the space. The exterior of the villa is equally impressive, with a large private swimming pool and a sunbathing area surrounded by a Mediterranean garden. Every detail has been thoughtfully executed to ensure a luxurious outdoor lifestyle in a private and peaceful setting. The villa's location is cherished for its tranquil ambiance, untouched natural surroundings, and crystal-clear waters. Unlike larger tourist hubs, it has preserved its authentic charm, making it the perfect retreat for those seeking peace, discretion, and elegance. Yet, it is just a short drive from the vibrant town of Rogoznica, home to the prestigious Marina Frapa, a wide selection of fine dining restaurants, boutique shops, and all essential amenities. Villa Solterra offers a high standard of living on the Adriatic coast, combining modern design with functionality. It is ideal both as a permanent residence and a seasonal retreat, making it an excellent investment in a prestigious seaside location.

## AMENITIES

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



