



# Villa Superbia

ROGOZNICA

Croatia

Sotheby's

INTERNATIONAL REALTY

# Villa Superbia



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



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



**PRICE**  
**2.100.000 €**



**BATHROOMS**  
**4**



**ROOMS**  
**7**

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Nestled amidst the enchanting landscapes of Rogoznica Riviera, this extraordinary seafront villa is a perfect example of a hedonistic Mediterranean oasis and epitomizes the essence of coastal living at its finest. Villa Superbia is situated in a peaceful location near Rogoznica, which stands out as one of the most attractive destinations in Dalmatia with numerous untouched beaches and coves, as well as excellent connections to Šibenik, Split and Trogir, all of which are UNESCO World Heritage Sites. Thanks to its prestigious location, Villa Superbia offers an impressive panoramic view of the bay and the rare privilege of direct access to the sea. The elegant Villa Superbia is set on a 400 m<sup>2</sup> plot and spans 290 m<sup>2</sup> of luxurious living space spread over three floors. The carefully designed interior space is perfectly tailored to contemporary living. The ground floor consists of two elegant bedrooms, a bathroom, a spacious living room, a laundry room, a storage room, and a terrace with a sea view. Internal stairs lead to the first floor, with a fully equipped kitchen, a dining room, two sophisticated bedrooms, and a bathroom. This floor continues onto a spacious terrace, ideal for outdoor dinners with friends or family while enjoying the refreshing natural ambiance, often complemented by picturesque sunsets. The second floor of this coastal haven features three more elegantly appointed bedrooms with access to a serene terrace and two additional bathrooms. In addition to the carefully designed living spaces, villa Superbia includes a garage and two outdoor parking spaces. Villa Superbia was completely renovated in 2022, including the pool, enhanced by top-notch equipment and modern furniture, providing a high standard of living offering utmost comfort and functionality. Every detail of this elegant villa has been meticulously thought out, resulting in an ultimate hedonistic retreat. Considering its prime location and proximity to all necessary amenities, including Split International Airport, Marina Frapa, and two national parks, Villa Superbia promises a lifestyle of comfort, elegance, and tranquility. It is ideal for everyone who aspires to live by the sea with easy access to some of the most attractive tourist sites in the Mediterranean. Still, it also has immense potential as a vacation rental home.

## AMENITIES

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

