



# Villa Topaz

ROGOZNICA

Croatia | Sotheby's  
INTERNATIONAL REALTY

# Villa Topaz



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



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



**PRICE**  
**1.400.000 €**



**BATHROOMS**  
**5**



**ROOMS**  
**3**

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Nestled in one of the most beautiful bays of the Rogoznica area, villa Topaz offers an exceptional blend of tranquility and potential for a lucrative rental business. Positioned just 100 meters from the sea, the property boasts direct walking access to the shoreline and crystal-clear sea, Villa Topaz is situated in an elite neighborhood, surrounded by other high-end villas and vacation homes. The peaceful environment is complemented by easy access, with two roads leading to the property. Located in an elevated position, the villa's unique "diamond shape" design and southeast orientation offer breathtaking panoramic sea views. It is set on 550 m2 and spans three stories with a total area of 285 m2. Villa Topaz features expansive sliding windows, soaring 2.4-meter-high ceilings, and a grand gallery that extends from the ground floor to the top. The ground floor boasts an inviting open-concept layout, seamlessly integrating the kitchen, dining room, and living area, complemented by a convenient toilet and laundry room. On the first floor, two elegant en suite bedrooms feature spacious wardrobes and direct access to a terrace with a breathtaking sea view. The top floor is dedicated to the master suite, complete with a wardrobe and exclusive access to a private terrace with a jacuzzi and lounge area, creating a serene retreat with stunning vistas. The villa is designed for ultimate comfort and features floor heating, multi-split air conditioning, video surveillance, and a video intercom system. The impressive outdoor area comprises a large terrace, infinity pool with sundeck, outdoor shower, and grill zone. Villa Topaz features elegant touches like a stone facade, glass fencing, and ambient outdoor lighting. It includes essential features such as parking for two cars, additional parking space, and luxurious aluminum outdoor fencing. Villa Topaz represents the epitome of coastal luxury, offering both serenity and an incredible investment opportunity in one of Croatia's most sought-after locations and is sold fully furnished.

## AMENITIES

Balcony ✓    Parking ✓    Pool ✓    Seaview ✓    Terrace ✓

