



DOMIZILE REISEN®



VILLA ESPERIA

Croatia | Dalmatien/Rogoznica

Newly built luxury beachfront villa with private pool in Dalmatia

10 persons | 5 bedrooms | from 830 to 1.990 EUR / day

4 to 10 persons - 395 sqm living area - 700 sqm plot - salt water infinity pool with waterfall and massage jets - various terraces with lounge furniture, dining table, sun loungers - outdoor shower - barbecue area - outdoor and indoor fireplace - fitness room - sauna - air conditioning - 4 parking spaces + space for boat trailer

Ground floor: 1 large, light-flooded, open living/dining area with comfortable sofas, TV, dining table for 10 people and open, fully equipped Siematic kitchen - 1 double bedroom with sea view - bathroom with shower/WC - wardrobe - storage room - 1 guest toilet - laundry room with washing machine, dryer and extra shower

Upper floor: 1 master bedroom with 2 queen size beds, private balcony and bathroom with tub/shower/WC en-suite - 3 double bedrooms each with bathrooms with shower/WC en-suite and access to the balcony. In addition, guests will find a sauna, fitness room and game room

Recently built luxury villa Esperia captivates with its amazing location directly at the sea and the rocky beach near Rogoznica in Dalmatia. It is part of a villa ensemble, which comprises 3 luxurious, detached private villas and was completed only in spring 2021. Villa Esperia is the middle of the three villas. The villas are located in a wind-protected bay in the first row at the sea with magnificent views of the Adriatic Sea and the offshore islands. The

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rocky beach is directly accessible from the garden.

Villa Esperia has an open, spacious floor plan and is light-filled with floor-to-ceiling windows in all bedrooms and the living area, giving you the feeling to be part of the beautiful surrounding. The villa is stylish and modern. Bright stone floors, tasteful furnishing and a subtle color concept combined with the first-class equipment underline the special ambience of the villa. The villa is in a quiet location and offers guests the perfect environment for a relaxing vacation for body and soul.

The large, open-plan living room on the first floor features a stylish lounge/sofa area with flat-screen TV, a large dining table for 10 people and a high-quality Premium Siematic kitchen. 1 bedroom with shower/WC is barrier-free accessible. Upstairs there are 4 more bedrooms each with sea view, balcony and en-suite bathrooms.

The villa has a 40 sqm saltwater infinity pool. Various terrace areas with sun loungers, lounging corner, dining table, barbecue, outdoor fireplace invite you to relax and enjoy al fresco meals together.

The nearest restaurant is within walking distance. In Rogoznica, 2 km away, there are more restaurants and all shopping facilities.

AT A GLANCE

detached location
baby bed/cot: on request
oven
electric iron
fenced property
Fitness/gym
hair dryer
dishwasher
BBQ
pets: on request
heating
internet
fireplace: in- and outdoor
highchair: on request

air condition
sea view
Nespresso coffee maker
Nonsmoker Residence
private pool
safe box
SAT/cable-TV
sauna
close to the beach
TV-Flatscreen
air fans: in bathrooms
tumble dryer
washing machine

ACTIVITIES

biking
boat/yacht chartering
fishing
Hobiecat segeln
Jet Skis
kayaking
snorkeling
sailing
Stand-Up-Paddling
wind surfing
scuba diving



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