



🏠 155 m<sup>2</sup> 📍 Šibenik, Croatia 💰 550 000 EUR / 13 384 250 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|                                    |                                   |             |                                     |
|------------------------------------|-----------------------------------|-------------|-------------------------------------|
| Order number                       | <b>N7642</b>                      | Price       | <b>550 000 EUR / 13 384 250 CZK</b> |
| Address                            | <b>Šibenik, Croatia</b>           | Type        | <b>Apartments</b>                   |
| Disposition                        | <b>5 + kitchenette</b>            | Usable area | <b>155 m<sup>2</sup></b>            |
| Energy performance of the building | <b>G - Extremely uneconomical</b> | Floor       | <b>1st floor</b>                    |
| Device                             | <b>Partly</b>                     | Terrace     | <b>Yes</b>                          |

## About real estate

We offer for sale a luxurious, newly renovated apartment located in the first row to the sea, in the heart of Šibenik. This unique 155 sqm apartment underwent a complete renovation in the summer of 2022 and features a modern design, incorporating traditional materials such as wood and stone, which add timeless elegance to the space.

The apartment is situated in a small, quiet building on a 199 sqm plot and has a unique oval shape, ensuring spaciousness and maximum natural light. At the center of the apartment is an open terrace, providing direct access to all rooms, allowing more daylight to flow throughout the space.

Upon entering the apartment, you are greeted by a spacious hallway that leads to the various zones. On the right side, there is a bathroom and a room. The apartment then opens up into the living room, which continues into the kitchen and dining area, connected to two additional rooms and another bathroom. The apartment offers three bedrooms, three bathrooms, a kitchen, a dining room, and a living room - all designed for maximum comfort and functionality.

One of the most interesting features of this apartment is the terrace, which ensures exceptional privacy and a luxurious feel throughout the interior. This terrace connects the exterior with the interior, creating an ideal space for relaxation and enjoying the beautiful sea view. This design element adds a unique atmosphere to the apartment, pleasantly blending outdoor and indoor spaces.

Thanks to its excellent location in the historic center of Šibenik, just steps from the sea, the apartment has ideal access to all important amenities, restaurants, cafes, shops, and cultural landmarks. Šibenik is known for its rich history and UNESCO World Heritage sites, making this location very attractive to both tourists and locals.

This apartment is not only a great choice for comfortable daily living but also an excellent investment opportunity. Due to its size and layout, the apartment can be converted into two separate units, offering great potential for tourist rentals.