



🏠 1 005 m<sup>2</sup> 📍 Sibenik, Croatia 💰 4 900 000 EUR / 120 246 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Veronika Pecková**  
PROJECT MANAGER

veronika.peckova@luxent.cz  
+420 771 255 255

Order number	<b>N7849</b>	Price	<b>4 900 000 EUR / 120 246 000 CZK</b>
Address	<b>Sibenik, Croatia</b>	Type	<b>Houses</b>
Category	<b>Family House</b>	Usable area	<b>1 005 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>2 580 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Terrace	<b>Yes</b>
Swimming pool	<b>Yes</b>		

## About real estate

We offer for sale an exceptional family house situated in the first row by the sea in an attractive location in the town of Šibenik. This prestigious property combines generous spaces, absolute privacy, and direct access to the sea, making it a truly unique offer on the Croatian coast.

The villa, with a total living area of 1,005 m<sup>2</sup>, is spread over two floors and is located on a large plot of 2,580 m<sup>2</sup>. The layout includes seven spacious bedrooms, each with its own bathroom, a large kitchen connected to the dining room and living room, two separate toilets, an indoor pool, a sauna, a fitness center, and a room designed for entertainment and relaxation.

The exterior of the villa is designed with an emphasis on maximum comfort and privacy. There is an infinity pool with a sun terrace, an outdoor kitchen, and a dining area ideal for summer gatherings. The carefully maintained garden offers direct access to the beach and creates a perfect connection between the villa and the sea.

The property is located approximately 700 meters from the center of Šibenik and about 60 km from the international airport. Walking distance to the beach, an above-standard large plot of land, and a quiet location ensure absolute privacy, making this villa ideal for both exclusive private living and as a prestigious investment opportunity.