



200 m<sup>2</sup>

Sibenik, Croatia

1 500 000 EUR / 36 360 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	N7441	Price	1 500 000 EUR / 36 360 000 CZK
Address	Sibenik, Croatia	Type	Houses
Category	Villa	Usable area	200 m <sup>2</sup>
Number of rooms	5 and more rooms	Land area	530 m <sup>2</sup>
Energy performance of the building	G - Extremely uneconomical	Number of floors	2
Swimming pool	Yes		

## About real estate

We offer for sale a new luxury villa situated in the first row by the sea, in one of the most attractive destinations for yachtsmen on the Adriatic. This exceptional property is located just a few steps from the landscaped, stone-paved coastline, where it has its own mooring for a boat. Thanks to its southern orientation and large glass walls, the villa offers breathtaking panoramic views of the sea and surrounding islands from all living areas.

The villa is spread over two floors. On the ground floor there is a spacious living room connected to the kitchen and dining room, a bathroom and a cloakroom. The dominant feature of this floor are large sliding glass walls, which, when opened, completely connect the interior with the outdoor terrace, sun terrace, and pool, creating a harmonious and seamless transition between the indoor and outdoor spaces.

An internal staircase leads to the first floor, where there are three comfortable bedrooms, each with its own bathroom and dressing room. Each room offers a magnificent view of the sea directly from the bed.

The villa is fully equipped with modern designer furniture and the highest quality materials and technologies were used in its construction. It combines modern architecture, comfort, and functionality at the highest level.

Thanks to its excellent location, the property offers easy access to all amenities while maintaining plenty of privacy. The international airport is only an hour's drive away, making it an ideal place for a peaceful vacation or year-round living.