



🏠 361 m² 📖 Šibenik, Croatia 💰 1 750 000 EUR / 42 945 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	N7498	Price	1 750 000 EUR / 42 945 000 CZK
Address	Šibenik, Croatia	Type	Houses
Category	Villa	Usable area	361 m²
Number of rooms	5 and more rooms	Land area	1 123 m²
Energy performance of the building	G - Extremely uneconomical	Number of floors	3
Device	Yes	Parking	Yes
Terrace	Yes	Swimming pool	Yes

About real estate

We offer for sale an elegant villa located just 150 meters from the sea coast, near the Croatian town of Šibenik at the mouth of the Krka River. The property is located on a carefully landscaped plot, which also includes an adjacent building with an apartment, a summer kitchen, a swimming pool, a multipurpose sports field, and two additional plots—one for construction and one for agriculture.

The main villa is spread over three floors. The basement offers a comfortable living and entertainment area, which includes a spacious games room (25.57 m²), an open kitchen with a dining room and living room (32.64 m²), a separate kitchen (6.27 m²), a pantry, a social room, and a staircase. This space flows seamlessly into a large outdoor terrace with an area of 83.95 m², which is ideal for relaxation and outdoor dining.

The ground floor of the villa is practically designed with an emphasis on everyday comfort. There is an entrance loggia, technical and storage rooms, a laundry room, a separate toilet, and a wellness area with a sauna and anteroom. The floor is complemented by a gallery and a staircase connecting all floors.

The first floor offers four spacious bedrooms, each with its own bathroom. All rooms are designed to provide maximum comfort and views of the surrounding greenery.

The property also includes a fully equipped summer kitchen with a barbecue (10.06 m²), a heated swimming pool with an area of 54.11 m² with technical facilities, a children's playground (130 m²) and a fenced multi-purpose sports field with an artificial surface (162 m²), suitable for soccer or volleyball. There are also six parking spaces available.

The property also includes a separate annex – an apartment with an area of 49.50 m², which includes a kitchen with a dining area, a living room, a bedroom, and a bathroom – ideal for guests or tourist rentals.

The total built-up area of the buildings is 360.75 m², excluding outdoor facilities and terraces. The property is sold fully equipped and offers exceptional privacy, luxurious facilities and a wide range of uses – from family living to commercial purposes in the tourism sector.

This unique property is located in a popular area near the town of Šibenik on the Dalmatian coast, just 150 meters from the sea. Šibenik is a historic town with a rich cultural and gastronomic scene, offering not only a beautiful old town listed as a UNESCO World Heritage Site, but also modern marinas, quality restaurants, and excellent transport links. The nearby Krka National Park with its famous waterfalls and numerous yachting routes between the islands is also within easy reach.

Thanks to the pleasant Mediterranean climate, beautiful beaches, sea views, and exceptional comfort offered by the villa, this location is ideal for year-round living, recreational purposes, or as a secure investment with high yield potential.