



250 m²

Šibenik, Croatia

1 250 000 EUR / 30 450 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	N7485	Price	1 250 000 EUR / 30 450 000 CZK
Address	Šibenik, Croatia	Type	Houses
Category	Villa	Usable area	250 m²
Number of rooms	5 and more rooms	Land area	915 m²
Energy performance of the building	G - Extremely uneconomical	Number of floors	2
Device	Yes	Parking	Yes
Terrace	Yes	Swimming pool	Yes

About real estate

We offer for sale a newly built, architecturally sophisticated villa with clean modern lines, located in a quiet residential area near the town of Šibenik. The villa has a total living area of 250 m² and is situated on a plot of 915 m². It was designed with an emphasis on the highest standards of living, maximum comfort, and privacy.

The ground floor of the villa offers a modern kitchen with a dining room, a living room with direct access to the terrace, a home cinema, a gym, and a bathroom. High glass walls are installed along the entire length of the ground floor, naturally connecting the interior with the exterior and allowing access to both a covered and uncovered terrace.

The upper floor has four comfortable bedrooms, each with its own en-suite bathroom and balcony, providing maximum privacy and comfort. The entire villa is equipped with a smart system for controlling blinds, central air conditioning with duct distribution, underfloor heating with individual control in each room, and a security system. There is also a utility room on the ground floor.

The property features an elegantly landscaped garden with a heated swimming pool, outdoor shower, sun terrace, covered and uncovered parking for three cars, barbecue area, and outdoor dining area covered by an automatic pergola.

This property is an ideal choice for year-round living, luxury vacation use, or investment in tourist rentals.

The villa is located in a popular area near Šibenik, on a quiet and private street just 550 meters from the sea coast. The surroundings of the villa are characterized by tranquility, lush greenery, and low-rise buildings, which guarantee an undisturbed stay. All necessary amenities are within walking distance—shops, cafes, restaurants, and beaches.

Šibenik is a historic town with a rich cultural and gastronomic offer, excellent connections to the surrounding islands and proximity to two national parks – Krka and Kornati. This area is known for its pleasant Mediterranean climate and beautiful bays with crystal clear sea.

Thanks to its location, design, and top-notch amenities, this villa is the perfect choice for clients looking for privacy, comfort, and an exceptional atmosphere in one of the most beautiful spots on the Croatian coast.