



🏠 530 m<sup>2</sup> 📄 Šibenik, Croatia 💰 3 150 000 EUR / 77 694 750 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Veronika Pecková**  
PROJECT MANAGER

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

Order number	<b>N7588</b>	Price	<b>3 150 000 EUR / 77 694 750 CZK</b>
Address	<b>Šibenik, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>530 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>1 000 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Number of floors	<b>2</b>
Device	<b>Yes</b>	Parking	<b>Yes</b>
Garage	<b>Yes</b>	Terrace	<b>Yes</b>
Swimming pool	<b>Yes</b>		

## About real estate

We offer for sale an impressive villa with an area of 530 m<sup>2</sup> located near the Croatian town of Šibenik on the Šibenik Bay in northern Dalmatia, on a spacious plot of 1000 m<sup>2</sup>. The property combines modern architecture with traditional elements. Only first-class materials have been used in the interior and exterior – real stone, hand-carved wood, and solid stone surfaces adorn the bathrooms, staircase, kitchen island, and tables.

The villa is located at the end of a cul-de-sac, providing maximum privacy and tranquility. There is a private driveway, outdoor and covered parking, a sun terrace with a swimming pool, a landscaped garden, a summer kitchen with a dining area, and a covered terrace. The property is secured by a sophisticated camera system and alarm.

Upon entering the villa, you will be captivated by the open space with glass walls that offer beautiful views and bring natural light into the living room and kitchen. The ground floor offers two bedrooms with en-suite bathrooms and a Finnish sauna, a fully equipped kitchen with a dining area, a spacious living room, a laundry room, a storage room, and a garage. Each room on the ground floor has direct access to the outdoor terrace.

An elegant staircase leads to the upper floor, where there are three bedrooms with en-suite bathrooms and balconies. In the middle of the floor is a stylish pool table and access to a covered balcony with a hot tub, from where you can enjoy views of the surrounding area. The entire house is equipped with a smart electrical system for controlling the blinds.

The villa is located just 80 meters from the first beach and 64 km from the nearest airport. Thanks to its location by the sea and at the same time in a quiet and historically rich area, it is an ideal place for luxury private living or investment in a premium recreational property.