



280 m<sup>2</sup> Sibenik, Croatia 1 600 000 EUR / 38 784 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Veronika Pecková**

PROJECT MANAGER

[veronika.peckova@luxent.cz](mailto:veronika.peckova@luxent.cz)

+420 771 255 255

Order number	<b>N7463</b>	Price	<b>1 600 000 EUR / 38 784 000 CZK</b>
Address	<b>Sibenik, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>280 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>1 294 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Number of floors	<b>2</b>
Parking	<b>Yes</b>	Garage	<b>Yes</b>
Swimming pool	<b>Yes</b>		

## About real estate

For sale, a luxurious villa located in a quiet part of the city, ideal as a combination of comfort, luxury and privacy. This impressive property sits on a plot of 1294 sqm, while the living area of approximately 280 sqm offers superb design and spaciousness over two floors.

The ground floor of the villa exudes elegance and functionality. The entrance hall leads to a spacious living room with an open concept that combines the living room with the dining room and the modern kitchen. Large glass walls provide plenty of natural light and direct access to the beautiful terrace overlooking the garden with pool. On the ground floor there is also a luxurious bedroom with access to the garden terrace, one toilet and an engine room/storage room with additional access to the back garden.

The internal staircase leads to the first floor, where there are three superbly equipped bedrooms, one of which is a children's room with access to the balcony, and the master bedroom, which stands out for its private bathroom, spacious walk-in closet and access to its own balcony. On this floor there is one toilet and a luxurious bathroom with jacuzzi tub.

Approximately nine parking spaces and two garage parking spaces are provided on the property. Also in front of the property there is a spacious swimming pool and jacuzzi, which is unique in its construction and such is rarely seen in Croatia, an outdoor terrace with an outdoor kitchen and an outdoor shower.

The entire villa is equipped with high-quality designer furniture and the handmade, custom-made joinery adds to the feeling of comfort. In addition to the top security provided by burglar-proof doors, glass walls with UV protection reduce heating by 25% - 30%, while the underfloor heating system that extends throughout the property and air conditioning ensure comfort in the villa.

This luxury villa is the perfect choice for family life or investment, thanks to its quiet location close proximity to all urban amenities and beautiful natural surroundings that provide a feeling of complete privacy and harmony.