

# House

## Zlarin, Šibenik, Dalmatia



<b>Ref</b>	RE-U-31425
<b>Type</b>	House
<b>Region</b>	Dalmatia > Šibenik
<b>Location</b>	Zlarin, Šibenik
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	30 m
<b>Floorspace</b>	168 sqm
<b>Plot size</b>	998 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 695 000

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A unique villa 30m from the sea on Zlarin island (Šibenik area)!

The villa itself combines luxury and modern design with a Mediterranean ambiance, spanning a living area of 168 m<sup>2</sup> divided into two separate units, each with its own entrance.

The villa's grounds are adorned with numerous indigenous plants and trees, creating a serene oasis. The villa itself combines luxury and modern design with a Mediterranean ambiance, spanning a living area of 168 m<sup>2</sup> divided into two separate units, each with its own entrance.

The first unit includes a kitchen, dining room, living room, bathroom, and two bedrooms, along with a covered terrace offering a stunning sea view. The second unit features a covered terrace leading to the kitchen and living room, with stairs to the first floor, where there are two bedrooms and a bathroom. A highlight of this unit is the roof terrace with a pergola, providing breathtaking views of the sea and the town of Zlarin.

The villa is well-equipped with practical rooms such as a large storage space, a well-equipped laundry room, an ironing room, and a summer kitchen with a barbecue. The upper garden also features a brick barbecue. The construction quality is excellent, with 50 cm thick insulated walls, a new roof, and various high-quality materials like Benkovac stone and Larch wood flooring.

Adjacent to the villa is additional land extending into the garden, offering deep shade and an enchanting sea view. The property comprises 469 m<sup>2</sup> of building area, 457 m<sup>2</sup> of land where the villa is located, and a 72 m<sup>2</sup> road leading directly to the beach, totaling 998 m<sup>2</sup>.

The road construction above the villa allows access from both the upper and lower sides, making it possible to separate the houses with their respective lands.

This unique property presents an ideal opportunity for two families or as an attractive option for tourist rentals.

Zlarin is a charming island off the Dalmatian coast of Croatia, near the town of Šibenik and about 2 km from the mainland. It's accessible by boat from Vodice, Šibenik, and other nearby islands. Zlarin boasts the longest island waterfront in Croatia, measuring 131 meters long and 16 meters wide. This island is uniquely blessed with abundant red corals found in its depths, unlike any other Adriatic island. Zlarin is also renowned for its beautiful, pebbly beaches that transition to sandy bottoms once you enter the water. Free from cars, noise, and bustle, Zlarin offers a peaceful retreat where visitors can truly unwind and experience the essence of Dalmatian fjaka.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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Price per m<sup>2</sup>:  
4137 €

Average price/m<sup>2</sup> of this type  
in this region:  
3644 €

Median price/m<sup>2</sup> of this type  
in this region:  
2831 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2882 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2575 €

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