

Villa

Sibenik, Dalmatia



Ref	RE-LB-IRO2449
Type	Villa
Region	Dalmatia > Sibenik
Location	Sibenik
Front line	No
Sea view	Yes
Distance to sea	10000 m
Floorspace	231 sqm
Plot size	727 sqm
No. of bedrooms	4
No. of bathrooms	3
Price	€ 745 000

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New bright modern villa with swimming pool in Dalmatia hinterland!

In a quiet location in the hinterland of Šibenik, just a few minutes' drive from the Krka National Park, in close vicinity to Primosten, Vodice and many other pictureque Dalmatian towns.

The villa is 8 km from the center of Šibenik city and 10 km from the nearest beach.

The total surface of the villa is 231 m², spread over the ground floor and first floor.

On the ground floor, there is a spacious living room, a kitchen with a dining area, a bedroom, a bathroom, and access to the terrace with a pool and landscaped yard. On the first floor, there are three elegant bedrooms, two bathrooms, and a wardrobe. All three bedrooms have access to a large shared terrace.

The villa is further distinguished by a luxurious summer kitchen with a barbecue, ideal for enjoying summer days, swimming pool, as well as a covered parking area for five cars on a land plot of 727 sq.m..

The property is built and equipped with the most modern materials and technologies. The entrance doors are made of ALU Schuco AWS 75 with a double-sided hidden wing, a security electric lock, and a code lock, providing a high level of security. Lift-and-slide walls made of PVC Gealan and triple-glazed windows guarantee exceptional energy efficiency, while insect screens and roller shutters with electric motors further enhance living comfort.

Heating is provided by water underfloor heating, while the built-in wood-burning fireplace and air conditioning units in all rooms offer additional comfort throughout the year.

The villa is also prepared for the installation of a solar power plant on the roof, and video surveillance ensures security.

The completion of the works and moving in is expected by 01.09.2025.

This villa represents the perfect combination of luxury, functionality, and comfort, providing an ideal space for family idyll and relaxation.

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 m²:
3225 €

Average price/m² of this type
in this region:
4911 €

Median price/m² of this type
in this region:
4306 €

Average price/m² of this type
in Croatia:
4364 €

Median price/m² of this type
in Croatia:
3866 €

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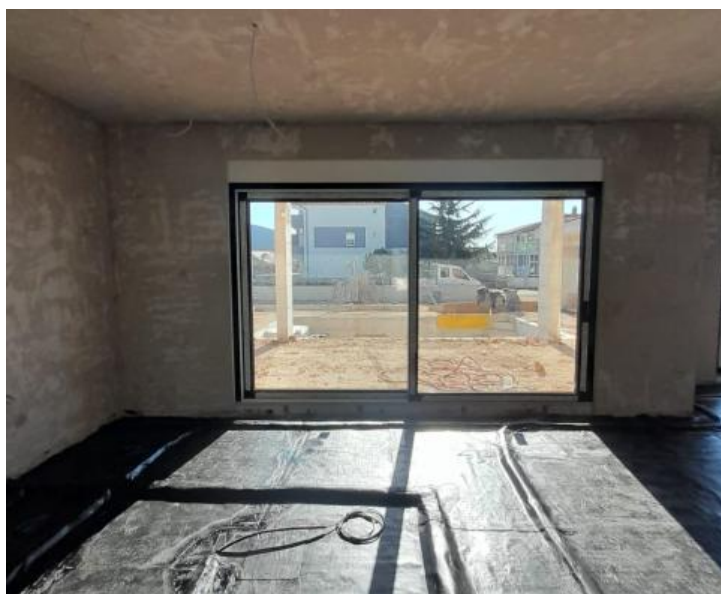
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