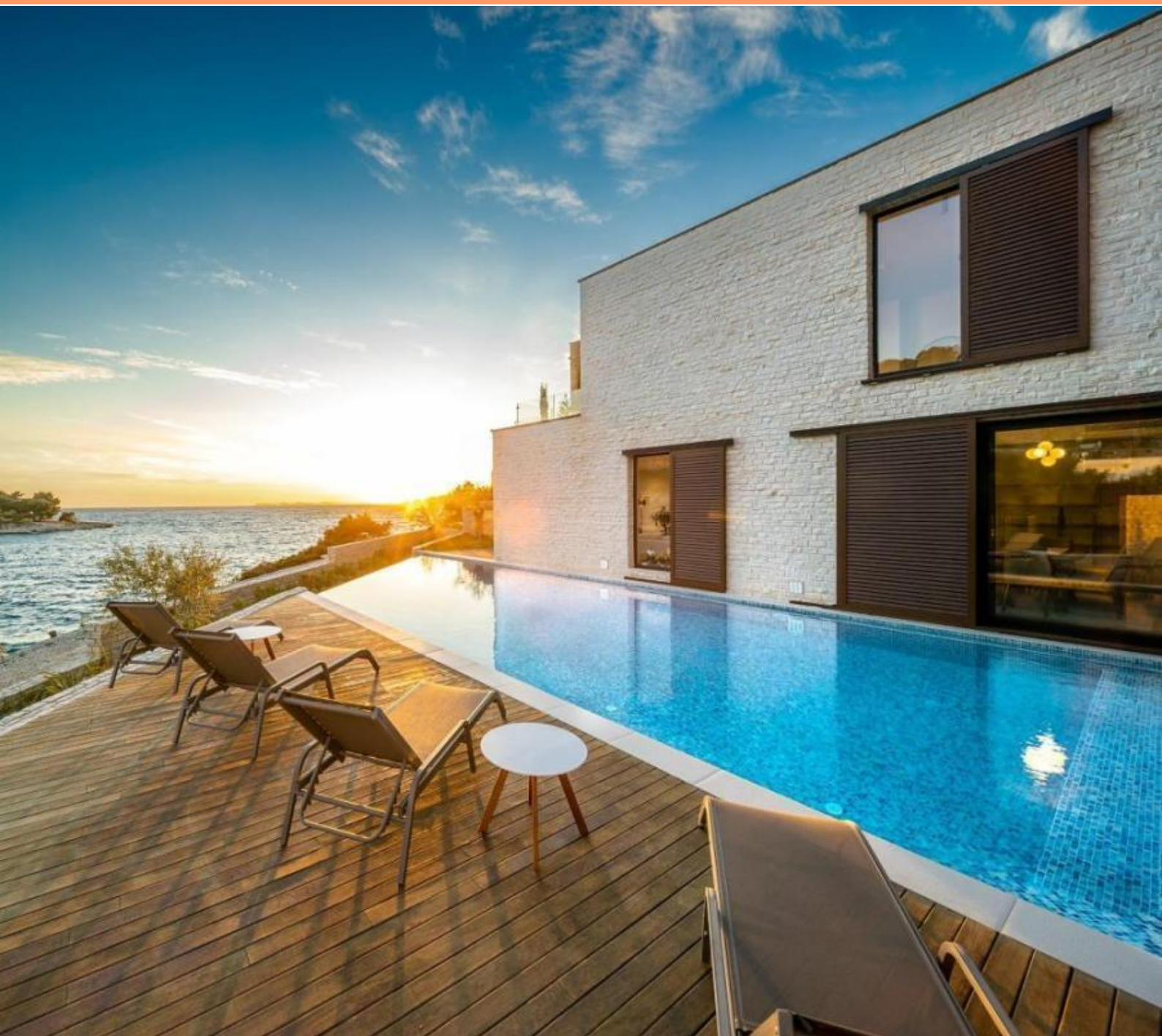


# Villa

## Sibenik, Dalmatia



**Ref**  
**Type**  
**Region**  
**Location**  
**Front line**

RE-LB-IRO1478  
Villa  
Dalmatia › Sibenik  
Sibenik  
Yes

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# Villa

## Sibenik, Dalmatia



<b>Sea view</b>	Yes
<b>Distance to sea</b>	20 m
<b>Floorspace</b>	709 sqm
<b>Plot size</b>	1029 sqm
<b>No. of bedrooms</b>	6
<b>No. of bathrooms</b>	6
<b>Price</b>	€ 4 300 000

**Magnificent brand-new villa in one of the most exclusive bays on the Adriatic within gated community of 7 outstanding design villas!**  
**It faces the crystal blue sea and the sun, located first row by the sea in a quiet bay!**  
**Construction is finished, villas are being furnished and equipped!**

Details of finishing and equipment: Italian designer en-suite bathrooms to all bedrooms, master bedrooms with terraces and walk-in wardrobes, solid wood flooring and La Roche di Rex Italian designer tiles, window frames and floor-to-ceiling sunshades, onyx and blue paneled heated pools stone, full and fully equipped kitchen with built-in Bosch appliances, flat screen TVs and Samsung laundry, facades of local Benkovac stone and IPE hardwood, gardens with automated irrigation

Villas are sold individually or all together as an SPV company. VAT is within the price.

The villas are ideally positioned in an untouched bay, near Split International Airport, the UNESCO historical cities of Split, Trogir and Šibenik, several large marinas and not far from even two national parks - Kornati National Park and Krka National Park.

Due to its attractive location, this exceptional property represents a unique opportunity on the market!

**Villa 4** is part of a luxurious complex of 7 modern villas located in a wonderful Mediterranean environment, ideal for a relaxing dream vacation. The villas are designed in such a way as to provide maximum privacy. The total living area of the villa is: 709 m<sup>2</sup>. Land plot is 1029 sq.m. It is truly the best villa in the complex. The villa has 2 swimming pools (72 m<sup>2</sup> + 56 m<sup>2</sup>), 2 living rooms, kitchen, 6 bedrooms and 6 bathrooms. It is ideal for large families or multi-family vacations and can be turned into a central clubhouse with other villas, with a restaurant, swimming pool, wellness area, and children's club in case of purchasing the entire complex.

When furnishing and decorating, elegant but comfortable designer furniture was chosen that will satisfy the taste of even the most demanding customer.

### **Other villas for sale within this complex are:**

Villa 1: Living area 386 m<sup>2</sup>. It has 4 bedrooms, 4 en-suite bathrooms, kitchen, living room, swimming pool of 40 m<sup>2</sup>. PRICE: €3,450,000

Villa 2: It consists of a living room, kitchen, 5 bedrooms and 5 bathrooms. Swimming pool 50 m<sup>2</sup>. Total living area: 438 m<sup>2</sup>. PRICE: €3,450,000

Villa 3: It consists of a living room, kitchen, 7 bedrooms and 7 bathrooms. Swimming pool 71 m<sup>2</sup>. Total living area: 549 m<sup>2</sup>. PRICE: €3,800,000

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Villa 5: Total living area: 471 m<sup>2</sup>; Swimming pool: 47 m<sup>2</sup>

Villa 5 consists of a living room, kitchen, 5 bedrooms and 5 bathrooms.

PRICE: €3,000,000

Villa 6: Total living area 523 m<sup>2</sup>. It has 6 bedrooms, 6 en-suite bathrooms, kitchen and living room with , swimming pool of 46 m<sup>2</sup>. PRICE: €2,900,000

Villa 7: Total living area: 499 m<sup>2</sup>; Swimming pool: 42 m<sup>2</sup>

It consists of a living room, kitchen, 4 bedrooms and 4 bathrooms.

PRICE: €2,900,000

You are welcome to buy a ticket to visit a villa of your dreams!

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>:  
6065 €

Average price/m<sup>2</sup> of this type  
in this region:  
7394 €

Median price/m<sup>2</sup> of this type  
in this region:  
6714 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
7957 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
6667 €

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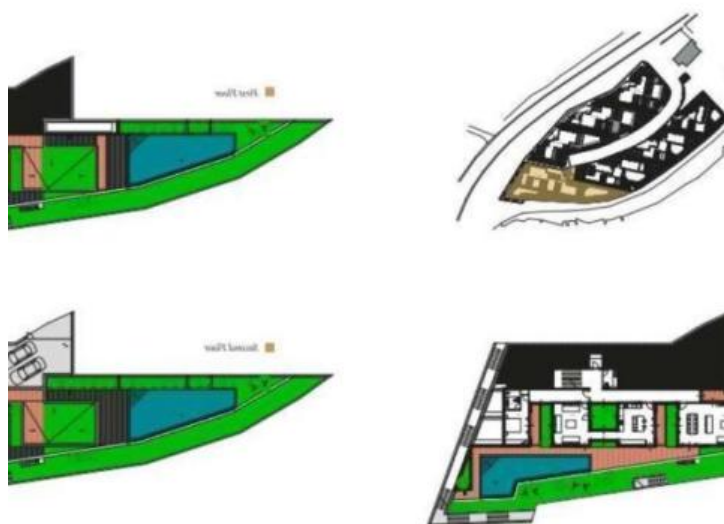
## Sibenik, Dalmatia





# Villa

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