



🏠 1 000 m<sup>2</sup> 📍 Šibenik, Croatia 💰 5 300 000 EUR / 133 374 500 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|                                    |                                   |             |  |
|------------------------------------|-----------------------------------|-------------|--|
| Order number                       | <b>N7013</b>                      | Price       | <b>5 300 000 EUR / 133 374 500 CZK</b> |
| Address                            | <b>Šibenik, Croatia</b>           | Type        | <b>Houses</b>                          |
| Category                           | <b>Villa</b>                      | Usable area | <b>1 000 m<sup>2</sup></b>             |
| Number of rooms                    | <b>5 and more rooms</b>           | Land area   | <b>2 600 m<sup>2</sup></b>             |
| Energy performance of the building | <b>G - Extremely uneconomical</b> | Device      | <b>Yes</b>                             |
| Parking                            | <b>Yes</b>                        | Terrace     | <b>Yes</b>                             |
| Swimming pool                      | <b>Yes</b>                        |             |  |

## About real estate

We offer for sale a unique villa located near the Croatian Sibenik in the first row by the sea. The property is situated along the Adriatic coast and is surrounded by dense forest, which adds to the feeling of privacy. The usable area is 1 000 m<sup>2</sup> and the land area is 2 600 sqm.

The villa has three levels:

In the basement of the villa there is a generous hall (120 sqm) equipped with billiards, table tennis, darts, jukebox, fireplace, wine cellar and a large table - an ideal place for meeting and entertaining. In addition, the basement houses the swimming pool machine room, the main machine room, a sanitary unit and a storage room. There is also an elevator for easier movement between floors.

On the ground floor of the villa there is an open space where there is a fully equipped kitchen with all modern appliances and a spacious pantry, dining room and living room with fireplace. You will also discover a fitness room, indoor pool, jacuzzi, sauna and massage room. A covered summer kitchen with barbecue is also available to the future owners. The laundry room is a matter of course. In front of the villa on the terrace there is an outdoor pool (55 m<sup>2</sup>), a courtyard with parking for six cars and a garage for three vehicles.

The first floor is divided into two areas, for the owner and for guests. In one part there is a large bedroom with a spacious wardrobe, a modern bathroom (shower, jacuzzi and separate toilet) and a private balcony. There are also three double bedrooms, each with its own bathroom. There are two suites in the guest section. The first apartment has a kitchen, living room and two double bedrooms. Guests have an additional bathroom with toilet and a balcony with a beautiful sea view. The second apartment, designed for the maid, has its own bathroom and toilet.

The exterior of the villa is very impressive, the beautifully landscaped courtyard and garden create a beautiful and peaceful atmosphere. At the sea exit there is a shower with hot and cold water. The villa has a buoy for mooring a boat.

The property is heated and cooled by solar collectors and a DAIKIN system. The building is secured with an alarm system and 23 cameras, burglar-proof glass and a built-in safe.

For more information contact the broker.