

## Kuća u centru Šibenika s dvorištem, sa ukupno 3 odvojene stambene jedinice.. Šibenik, House



### Seller Info

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Company Name: Dalmat nekretnine  
Service Type: Selling and renting  
Website: <https://www.dalmatianhome.com>

Country: Croatia  
Region: Šibensko-kninska županija  
City: Šibenik  
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About us: The Dalmat Nekretnine agency

is located in Šibenik and registered at the Commercial Court back in 2004. It is a starting point of what would eventually become a well-known brand DalmatianHome.com. Our Agency sold its very first property only 20 days upon obtaining the required work permit. In addition, we achieved our annual sales plan in less than six months after the launch.

Since then, DalmatianHome.com has expanded its business outside Šibenik-Knin County towards the central Dalmatian counties (Zadar-Šibenik-Split). The agency has also started partnership relations with well-known real estate agencies

in Norway, United Kingdom, Poland, etc. The result is more than 500 realized sales in the first ten years. Currently, you can find around 300 - 400 different properties on our website: houses, apartments, residential buildings and building plots.

Our professional team incorporated in the brand DalmatianHome.com can provide clients with all sorts of additional services, including property management (PMC). PMC service means that we take care of your property, we do monthly checks, pay bills, arrange home repairs, offer cleaning service, etc. Property owners may even be welcomed with a bottle of wine upon their arrival.

Meanwhile, we have focused our efforts on a new vision: the aspiration towards exclusive projects which we follow through from day one all the way to their final delivery to the customer). This means that DalmatianHome.com will supervise everything, from the initial design sketches of the property to the end of its construction, right up to turnkey handover. DalmatianHome.com will also maintain all these properties within the warranty period. We have reached this status due to our Agency's good reputation, as well as our clients' references.

## Listing details

## Common

|                   |   |
|-------------------|---|
| Title:            | Kuća u centru Šibenika s dvorištem, sa ukupno 3 odvojene stambene jedinice. |
| Property for:     | Sale  |
| Property area:    | 181 m <sup>2</sup>  |
| Lot Size:         | 75 m <sup>2</sup>   |
| Number of Floors: | 3   |
| Bedrooms:         | 6   |
| Bathrooms:        | 3   |
| Price:            | 210,000.00 €  |
| Updated:          | Nov 22, 2024  |

## Condition

|            |                  |
|------------|------------------|
| Condition: | Needs renovation |
|------------|------------------|

## Location

|                        |                           |
|------------------------|---------------------------|
| Country:               | Croatia                   |
| State/Region/Province: | Šibensko-kninska županija |
| City:                  | Šibenik                   |
| City area:             | Varoš                     |

## Permits

|                        |     |
|------------------------|-----|
| Building permit:       | yes |
| Ownership certificate: | yes |



## Additional information

|                 |                            |
|-----------------|----------------------------|
| Infrastructure: | Water, Electricity, Sewage |
|-----------------|----------------------------|

## Parking

|                           |   |
|---------------------------|---|
| Number of parking spaces: | 2 |
|---------------------------|---|

## Description

|              |   |
|--------------|---|
| Description: | <p>A house in the city center with a yard, with a total of 3 separate residential units. It is located in the Varoš neighborhood and is surrounded by family houses. On the ground floor there is a two-room apartment with a total living area of 58.67 m<sup>2</sup>. On the first floor there is also a two-room apartment with an area of 60.56 m<sup>2</sup>. On the last floor there is a furnished one-bedroom apartment with a surface area of 62.34 m<sup>2</sup>. The ground floor and the first floor are not habitable and need to be adapted. By creating a floor plan in the future, three separate residential units</p> |
|--------------|---|

(apartments) would be obtained, which could be sold individually, rented, etc., which is very important for this property. There is also a yard with a total area of 75m<sup>2</sup>, where 2 cars can be parked in the current state. There is also a barbecue in the yard. Considering the position, the house is exposed to the sun throughout the day, and there is also a view of the fortress of St. Michael.

### **Additional contact info**

Reference Number: 485273

Agency ref id: k773