

ŠIBENIK, namještena obiteljska kuća s poslovnim prostorom, Šibenik, House



Seller Info

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About us: The licenced agency Fidius Broker with its seat at the address Ćirila i Metoda 1a, 22211 Vodice, deals with the mediation in sale and purchase of the real-estates and boats.

The agency was founded in 2004, and it operates mainly in the area of Vodice, Srima, Tribunj and in the surroundings, as well as in other places of Šibenik-Knin County.

If you are thinking about the sale or purchase of a house, a flat/an apartment, a construction or agricultural plot of land or a plot of land for any other purpose, as well as office premises, contact us with trust.

If you are thinking of buying or selling any kind of boat, such as sailing or motor boat, a yacht or a catamaran, you are at the right

place. We will help you in making your decision and guide you easily through the whole sale and purchase process.

Our wish is to provide our clients with a quality and fair service, thanks to our long-time experience, both in the world of real-estates and in the world of boats, nautical tourism and tourism in general.

We cooperate with experts in law, architecture, civil engineering, insurance, as well as in the vessel maintenance.

If you are looking for something what hasn't been advertised on our web sites yet, feel free to contact us and we will try to help you.

Reg No.: 36/2009

Listing details

Common

Title:	ŠIBENIK, namještena obiteljska kuća s poslovnim prostorom
Property for:	Sale
House type:	residential-commercial
Property area:	360 m ²
Lot Size:	750 m ²
Number of Floors:	3
Bedrooms:	6
Bathrooms:	2
Price:	575,000.00 €
Updated:	Jul 18, 2024

Condition

Built: 2005

Location

Country: Croatia

State/Region/Province: Šibensko-kninska županija
City: Šibenik
City area: Grad
ZIP code: 22000

Permits

Building permit: yes
Location permit: yes
Ownership certificate: yes



Parking

Garage: yes
Number of parking spaces: 6

Description

Description: We are selling a nice family house in Šibenik, Meterize district. It is located in a great location, a quiet area, and all essential facilities are just a few minutes' walk away: shop, school, bus stop, church, post office, etc. The house was built as a residential and commercial building in 2005 on a plot of land measuring 890 m². The ground floor is intended for commercial space (for offices, surgeries, etc.), but now it is used as an apartment (with 1 bedroom) and has just been newly decorated. Otherwise, the size of the ground floor is 50 m² + terrace of 29 m² + entrance area and storage room 25 m². There is also a 37 m² garage on this floor. An internal staircase leads to the 1st floor, where there is a comfortable apartment with 2 bedrooms, study, bathroom, toilet, hallway, kitchen-dining room-living room with access to a terrace of 13 m². This floor has a total area of 125 m². The apartment is fully furnished, pleasant atmosphere, airy, full of light, high ceilings, the orientation of the living area is towards the south. There is a wood-burning stove in the living room, as well as an air conditioner, as in the rest of the house. The last floor is an unfinished attic, measuring 82 m² + terrace 17 m². Preparatory installation for central heating, as well as installation for solar panels, was carried out throughout the house. Burglary protection with cameras and motion sensors has been installed. The whole house has external ALU joinery, the apartment on the 1st floor also has internal ALU joinery, the rest of the interior is PVC. The house is connected to the city sewer system. All necessary documentation of the house is correct. The arrangement of the plateau around the house is in progress. It is only 3 km to the center of Šibenik, 11 km to Krka National Park, 51 km to Zadar airport, 52 km to Split rail port... Contact us for more information. ID CODE: H-111

Additional contact info

Reference Number: 492300
Agency ref id: H-111