

VODICE – NEVJEROJATNA VILA, ELEGANCIJA, RASKOŠ I SAVRŠENSTVO DIZAJNA - VILA 2 ANICA, Vodice, House



Seller Info

Name: Dogma Nekretnine
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Company Name: Dogma nekretnine d.o.o.
Service Type: Selling and renting
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in

Pula, Anticova 5 and in Zagreb,
Ulica grada Vukovara 284
(Almeria building D). Our
teams are at your disposal in all
locations!

Listing details

Common

Title:	VODICE – NEVJEROJATNA VILA, ELEGANCIJA, RASKOŠ I SAVRŠENSTVO DIZAJNA - VILA 2 ANICA
Property for:	Sale
House type:	detached
Property area:	285 m ²
Lot Size:	604 m ²
Bedrooms:	6
Bathrooms:	5
Price:	1,350,000.00 €
Updated:	Apr 15, 2024

Condition

Newbuild:	yes
Built:	2024

Location

Country:	Croatia
State/Region/Province:	Šibensko-kninska županija
City:	Vodice
City area:	Vodice
ZIP code:	22211

Permits

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



Parking

Garage:	yes
Number of parking spaces:	4

Description

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VODICE – FANTASTIC VILLA, ELEGANCE, LUXURY AND PERFECT DESIGN – VILLA 2 ANICA Welcome to your oasis of elegance and luxury, located in the beautiful surroundings of Vodice, Dalmatia. This impressive villa is a prime example of a luxury property that combines sophisticated design with maximum functionality and offers you an unforgettable living or holiday experience. Located in the prestigious part of Vodice, this villa offers you privileged access to the vibrant Mediterranean surroundings, crystal clear sea and nearby facilities. Impressive building plot area of 604 m², ideal for generous living space or additional facilities such as swimming pool or gardens. This villa blends discreetly into its surroundings and consists of a basement, a ground floor and an upper floor, giving you plenty of space to suit different needs and lifestyles. The gross area of the ground floor is 182.55 m² while the net area is 138.53 m², offering you a spacious open plan living area, kitchen, dining room and much more. Upstairs there is a gross area of 102.45 m², with a net area of 92.60 m², ideal for private bedrooms, a study or other needs. Every detail of this villa has been carefully designed to meet the highest standards of luxury and comfort. From elegant lines to sophisticated details, every moment spent in this villa reflects design perfection. Large window areas and generous open spaces create a feeling of airiness and light while at the same time connecting the interior with the beautiful outdoor area. The luxurious interior exudes warmth and elegance, combining modern design with high-quality materials and first-class furnishings. Enjoy tranquil moments in a beautifully decorated garden surrounded by lush greenery and flower gardens, ideal for relaxing or spending time with family and friends. This villa offers unobstructed views of the endless blue sea and the Kornati Islands, creating an inspiring backdrop for every moment spent within. Numerous attractions such as beautiful beaches, exclusive restaurants, shops and cultural institutions are nearby, offering you the opportunity to enjoy the Mediterranean lifestyle every day. This villa is not only a home but also a smart investment with excellent return potential whether you use it for personal purposes or as a luxury tourist destination. Surrounded by high walls and lush greenery, this villa offers you complete privacy and a sense of security, allowing you to enjoy every moment without distractions. This villa is an exceptional property that combines opulent design, supreme comfort and priceless location value, creating the perfect backdrop for your most treasured experiences. Now is the time to realize your dreams of living in luxury in one of the most beautiful places in the world. Construction description: The construction of this villa involves a combination of different materials and technologies to ensure high living quality and comfort. Here is an overview of the most important elements: 1. ****Building Construction****: The combination of concrete and brick with load-bearing walls 25cm thick ensures strength and stability. 2. ****Facade****: Partially ventilated facade with decorative cladding made of Trespa or MaxCompact panels and partly the ETICS system ensures an aesthetically pleasing appearance and improved thermal insulation. 3. ****Exterior carpentry****: Aluminum carpentry with TERMO 85 and TERMO 150 profiles ensures good insulation and durability. 4. ****Windows and Doors****: Large sliding walls with low-E triple-layer glass on the

ground floor and shutters on the upper floors add to the aesthetics and functionality. 5. **Floors**: The combination of luxury ceramics and parquet creates an aesthetically and functionally attractive floor covering. 6. **Air conditioning**: The entire house is air-conditioned with a multi-split system in all rooms to ensure a pleasant indoor climate. 7. **Heating and hot water production**: The heat pump is used for heating and hot water production, which ensures energy efficiency and cost reduction. 8. **Electric underfloor heating in bathrooms**: Provides additional comfort and a pleasant floor temperature in bathrooms. 9. **Automation**: The plan is to implement the SmartHome system for lighting automation and prepare for the installation of sound system speakers. 10. **Preparation for photovoltaic cells**: Preparation for photovoltaic cells is planned on the roofs to enable the use of renewable energy and reduce electricity costs. 11. **Pool heatingung**: Full preparation for pool heating allows you to enjoy the pool all year round. This detailed building description underlines the high standards of quality, comfort and energy efficiency of the property offered for sale. Building plot area 604 m2 Gross/net area ground floor = 182.55 m2 / 138.53 m2 Gross/net area = 102.45 m2 / 92.60 m2 VILLA 2 Total gross/net area = 285.00 m2 / 231.13 m2 For more information and to organize a visit, please contact us. Your future begins here, in this pre-racing villa in Vodice, Dalmatia. Do not miss this opportunity. Contact us with confidence. Damir Varošanec 00 385(0) 99 733 53 07 Ante Goleš 00 385 (0) 99 222 30 54 ID CODE: DA100062292

Additional contact info

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