

VODICE – NEVJEROJATNA VILA, ELEGANCIJA, RASKOŠ I SAVRŠENSTVO DIZAJNA - VILA 1 PATRICIJA, 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 1 PATRICIJA
Property for:	Sale
House type:	detached
Property area:	374 m ²
Lot Size:	941 m ²
Bedrooms:	8
Bathrooms:	5
Price:	1,490,000.00 €
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 - AMAZING VILLA, ELEGANCE, LUXURY AND PERFECTION DESIGN VILLA 1 PATRICIA Welcome to your oasis of elegance and luxury, located in the beautiful surroundings of Vodice, Dalmatia. This imposing villa is a prime example of a luxury property that combines sophisticated design with superior functionality, providing you with an unforgettable living or vacationing experience. Located in the prestigious part of Vodice, this villa offers you privileged access to the vivid Mediterranean environment, crystal clear sea and nearby facilities. Impressive building plot area of 941 m², ideal for spacious living space or additional facilities such as swimming pool or gardens. This villa is subtly integrated into the environment and consists of a basement, ground floor and first floor, providing you with plenty of space for different needs and lifestyles. The basement has a gross area of 89.30 m², while the net area is 74.65 m², ideal for additional rooms such as a garage, storage or recreation area. The gross area of the ground floor is 211.35 m², while the net area is 170.11 m², providing you with a spacious open plan living area, kitchen, dining room and much more. Upstairs there is a gross area of 74.30 m², with a net area also of 74.30 m², ideal for private bedrooms, a study or any 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 spacious open spaces create a sense of airiness and light, while connecting the interior with the beautiful outdoor space. The luxurious interior exudes warmth and elegance, combining modern design with high-quality materials and top-of-the-line equipment. Enjoy peaceful moments in a beautifully decorated yard, surrounded by lush greenery and flower gardens, ideal for relaxing or spending time with family and friends. This villa offers an unobstructed view of the endless blue sea and the Kornati Islands, creating an inspiring backdrop for every moment spent in it. There are numerous attractions nearby, such as beautiful beaches, exclusive restaurants, shops and cultural facilities, giving you the opportunity to enjoy the Mediterranean lifestyle every day. This villa is not only a home, but also a smart investment with excellent potential for return on investment, whether you use it for personal purposes or as a luxury tourist destination. Surrounded by high walls and rich greenery, this villa offers you complete privacy and a sense of security, allowing you to enjoy every moment without any distractions. This villa is an extraordinary property that combines opulent design, supreme comfort and priceless location value, creating the perfect backdrop for your most precious experiences. Now is the right time to realize your dreams of living in luxury in one of the most beautiful locations in the world.

Construction description: The construction of this villa includes a combination of different materials and technologies to ensure high quality and comfort of living. Here's an overview of the key elements:

- **Building construction**:** The combination of concrete and brick with load-bearing walls 25 cm thick ensures strength and stability.
- **Facade**:** Partially ventilated facade with decorative coverings of Trespa or MaxCompact panels, and partly the ETICS system, provides an aesthetically attractive appearance and improved thermal insulation.
- **External joinery**:** Aluminum joinery with profiles TERMO 85 and TERMO

150 ensures good insulation and durability. 4. **Windows and doors**: Large sliding walls with low-e three-layer glass on the ground floor and shutters on the upper floors contribute to aesthetics and functionality. 5. **Floors**: The combination of luxury ceramics and parquet provides an aesthetically and functionally attractive floor covering. 6. **Air conditioning**: The entire house will be air-conditioned with a multi-split system in all rooms for a comfortable indoor climate. 7. **Heating and preparation of hot water**: The heat pump will be used for heating and preparation of hot water, which ensures energy efficiency and cost reduction. 8. **Electric floor heating in bathrooms**: Provides additional comfort and a pleasant floor temperature in bathrooms. 9. **Automation**: The implementation of the SmartHome system for lighting automation and preparation for the installation of sound system speakers is planned. 10. **Preparation for photovoltaic cells**: Preparation for photovoltaic cells is planned on the roofs for the possibility of using renewable energy and reducing electricity costs. 11. **Pool heating**: Complete preparation for pool heating allows you to enjoy the pool throughout the year. This detailed construction description emphasizes the high standards of quality, comfort and energy efficiency of the property offered for sale. Building plot area 941 m² Basement gross/net area = 89.30 m² / 74.65 m² Ground floor gross/net area = 211.35 m² / 170.11 m² Floor gross/net area = 74.30 m² / 74.30 m² VILLA 1 total gross/net area = 374.95 m² / 319.06 m² For more information and to organize a visit, please contact us. Your future begins here, in this beautiful villa in Vodice, Dalmatia. Don't 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: DA70000

Additional contact info

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