

ŠIBENIK, CENTAR - Kuća i konoba s velikim potencijalom u centru grada, Šibenik, House



Seller Info

Name: Agencija Dux nekretnine
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First Name: Agencija
Last Name: Dux nekretnine
Company Name: DUX NEKRETNINE d.o.o.
Service Type: Selling and renting
Country: Croatia
Region: Primorsko-goranska županija
City: Rijeka
ZIP code: 51000
Address: Tizianova 8
Mobile: 385 91 480 8808
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About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then

because we like to stay in touch
even after the contract is signed
- because our mission is more
than just a job.

Listing details

Common

Title:	ŠIBENIK, CENTAR - Kuća i konoba s velikim potencijalom u centru grada
Property for:	Sale
House type:	in sequence
Property area:	210 m ²
Lot Size:	143 m ²
Number of Floors:	2
Bedrooms:	9
Bathrooms:	3
Price:	280,000.00 €
Updated:	Oct 18, 2024

Condition

Built:	1940
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Location

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

Permits

Building permit:	yes
Ownership certificate:	yes



Additional information

Energy efficiency:	In preparation
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Description

Description:	ŠIBENIK, CENTER - House and tavern with great potential in the center of town A terraced house and an adjoining tavern in the center of Šibenik are for sale. The total area of the plot is 143 m ² , and the total residential area of the building is 210 m ² . The house on two floors consists of one apartment in the courtyard of the
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house, and a two-room apartment on the first and second floor of the house. In the yard of 50 m², under the terrace, there is a small apartment with a well-established tourist business consisting of one bedroom and a kitchen and a bathroom with a separate entrance in the yard of the house. External stone steps from the yard lead to the 33m² terrace and to the entrance to the first and second floors of the house. On the first floor there are two spacious bedrooms and two bathrooms, and on the second floor, which is reached by an internal staircase, there is a living room, kitchen, dining room and pantry. The house also has a tavern, that is, a wine cellar with an area of about 60 m² and a ceiling height of 4.5 meters. The tavern has two entrances. One entrance is from the courtyard of the house, and the other entrance leads to the business square where there is a city cafe and business premises, which gives the tavern an excellent possibility of being used for business purposes. The house has permission to build an additional third floor of the house, which would provide a magnificent view of the stunning Šibenik archipelago. Šibenik is a city located in the very heart of Dalmatia, rich in history and architecture. Šibenik is known for its numerous cultural and artistic monuments, and is one of the few cities in Croatia with even two monuments that are on the list of UNESCO's protected cultural heritage. Among them is the Sibenik Cathedral of St. Jakov from the 15th and 16th centuries. There are several National Parks and Nature Parks in the area. Kornati National Park, also known as the pearl of the Adriatic, is located in the immediate vicinity of Šibenik. A little further north is the Vrana Lake Nature Park, a natural ornithological reserve with rich flora and fauna. Dear clients, the agency commission is charged in accordance with the General Business Conditions www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 17187

Additional contact info

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