

## VODICE, novi projekt, luksuzna villa, pogled na more, bazen, garaža, V1, Vodice, House



### Seller Info

Name: Fidius Broker  
E-mail: [info@fidiusbroker.hr](mailto:info@fidiusbroker.hr)  
First Name: Fidius  
Last Name: Broker  
Company Name: Fidius Broker 2  
Service Type: Selling and renting  
Website: <http://fidiusbroker.hr/>  
Country: Croatia  
Region: Šibensko-kninska županija  
City: Vodice  
City area: Vodice  
ZIP code: 22211  
Address: Ćirila i Metoda 1a  
Mobile: +385 91 513 5719  
Phone: +385 91 337 5522  
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, Srma, 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:	VODICE, novi projekt, luksuzna villa, pogled na more, bazen, garaža, V1
Property for:	Sale
House type:	detached
Property area:	374 m <sup>2</sup>
Lot Size:	941 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	5
Bathrooms:	4
Price:	1,490,000.00 €
Updated:	Jul 18, 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
Ownership certificate:	yes



## Parking

Garage:	yes
Number of parking spaces:	2

## Description

**Description:** VODICE - A modern villa with a swimming pool, a panoramic view of the sea and the surroundings of the town of Vodice is for sale! The beautiful villa Patricia is located on a hill and in a peaceful environment. This property, located 750 meters from the beach and 950 meters from the city center, allows you to get away from the hustle and bustle of the city and yet you are only a few minutes away from all the amenities that Vodice has to offer. The villa is spread over a large area, providing enough space for privacy and enjoyment. An ideal property for a pleasant stay all year round or just for vacation. New construction, attractive and unique design. High-quality materials will be used for construction, and top-quality equipment will be installed, which will achieve high standards of quality, comfort and energy efficiency of the property offered for sale. For the construction of the building, a combination of concrete and brick will be used with load-bearing walls 25 cm thick for strength and stability, the facade will be partially ventilated with decorative cladding from Trespa or MaxCompact panels, and partially with the ETICS system for an aesthetic impression and energy efficiency, external aluminum carpentry with profiles TERMO 85 and TERMO 150 for high insulation and durability, large sliding walls on the ground floor 300 cm high with low-e three-layer glass for optimal light and insulation. Shutters covered with decorative coverings in the color of the ventilated facade will be installed on the floors for an aesthetic impression and light regulation. The floors will be coated with a combination of luxury ceramics and parquet for an elegant and comfortable interior, the entire house will be air-conditioned with a multi-split system in all rooms for optimal temperature and comfort, a heat pump will be used for heating and hot water preparation for energy efficiency and sustainability,

built-in electric floor heating in the bathrooms for extra comfort and luxury. The implementation of the SmartHome system for lighting automation and preparation for the installation of a sound system with built-in speakers is planned. Preparation on the roofs for photovoltaic cells and complete preparation for heating the swimming pool are planned. Planned deadline for completion of works - summer 2025 Villa with a total gross area of 374.95 m<sup>2</sup> (net area 319.06 m<sup>2</sup>), built on a plot of 941 m<sup>2</sup>, extends over three floors and consists of: BASEMENT - gross/net area = 89.30 m<sup>2</sup> / 74.65 m<sup>2</sup> where there is a garage, a storage room and a staircase GROUND FLOOR - gross/net area = 211.35 m<sup>2</sup> / 170.11 m<sup>2</sup> consists of an entrance, toilet, kitchen and dining room, living room with access to a terrace of 37.20 m<sup>2</sup> where there is a swimming pool and sunbathing area, an outdoor terrace of 24.10 m<sup>2</sup> with a summer kitchen, a toilet that has an entrance from the outside, a corridor, a staircase, a master bedroom with a wardrobe and a private bathroom. 1ST FLOOR - gross/net area = 74.30 m<sup>2</sup> / 74.30 m<sup>2</sup> consists of 2 bedrooms with private bathrooms, master bedroom with dressing room and private bathroom, laundry room and hallway. The price is €1,490,000 OTHER AVAILABLE: Villa Anica (V2) - total gross/net area = 285.00 m<sup>2</sup> / 231.13 m<sup>2</sup> = €1,350,000 (VAT included - the buyer is exempt from paying 3% real estate sales tax) Villa Tia (V3) - total gross/net area = 272.15 m<sup>2</sup> / 215.01 m<sup>2</sup> = €1,250,000 (VAT included - the buyer is exempt from paying 3% real estate sales tax) Villa Diva (V4) - total gross/net area = 275.10 m<sup>2</sup> / 236.06 m<sup>2</sup> = €1,250,000 (VAT included - the buyer is exempt from paying 3% real estate sales tax) For more information and to arrange a viewing, please contact us by phone or email. ID CODE: H-160-V1

## Additional contact info

Reference Number: 580257  
Agency ref id: H-160-V1