

## ŠIBENIK, VODICE – Luksuzan stan u novogradnji S5, Vodice, Flat



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: info@dux-nekretnine.hr  
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  
Phone: 385 51 518 174  
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, VODICE – Luksuzan stan u novogradnji S5
Property for:	Sale
Property area:	105 m <sup>2</sup>
Floor:	1
Number of Floors:	2
Bedrooms:	4
Bathrooms:	2
Terrace area:	20 m <sup>2</sup>
Price:	472,635.00 €
Updated:	Oct 29, 2024

### Condition

Newbuild:	yes
Built:	2024.

### Location

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



### Permits

Ownership certificate:	yes
------------------------	-----

### Parking

Garage:	yes
---------	-----

### Description

Description:	ŠIBENIK, VODICE - Luxurious apartment in new building S5 A beautiful apartment of 88.66 m <sup>2</sup> with a terrace of 20 m <sup>2</sup> is for sale in Vodice near Šibenik. The total useful value of the apartment area together with all accessories is 105m <sup>2</sup> . It is located on the ground floor of a residential building with 10 apartments, which is located only 80 meters from the main beach. There is a cinema and a park within a radius of only 80 meters, and the town center is only 200 meters away, which offers a variety of facilities and recreational opportunities. The apartment consists of a hallway, a kitchen connected to a dining room and a living room, which
--------------	--

together create a functional space for meals and socializing. The apartment has a bedroom with a bathroom that increases privacy, an additional bathroom and toilet, and two more bedrooms. A special feature of the apartment is the terrace, which provides space for outdoor relaxation and offers the possibility of installing a jacuzzi or even a smaller pool, creating a private corner for enjoyment and relaxation. Next to the terrace is a garden, further enriching the space with natural greenery. The apartment is equipped with underfloor heating, providing warmth in every corner, while all rooms are equipped with air conditioners for optimal air conditioning. The building is covered with a 10 cm thick EPS thermal envelope, which guarantees a comfortable temperature during all seasons and achieves high energy efficiency. During the construction, extremely high-quality materials were used, which ensured not only durability, but also the aesthetic appeal of the space that will last for many years. This apartment is being sold unfurnished, giving future owners the freedom to personalize the space according to their own preferences. There is the possibility of purchasing a garage parking space and a storage room on minus one floor, which ensures practicality and safe space for parking and storing personal belongings. Nearby is the islet of Prvić, and the center of Šibenik is 12 km away. The city of Split is 69 km away, and the nearest airport is 49 km away. 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](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja). ID CODE: 28762

### Additional contact info

Reference Number: 580483  
Agency ref id: 28762  
Contact phone: +385 99 252 7408