

## Brodarica, obiteljska kuća s bazenom i vrtom, Šibenik - Okolica, House



### Seller Info

Name: Dalmat Nekretnine  
E-mail: [info@dalmatianhome.com](mailto:info@dalmatianhome.com)  
First Name: Dalmat  
Last Name: Nekretnine  
Company Name: Dalmat nekretnine  
Service Type: Selling and renting  
Website: <https://www.dalmatianhome.com>  
Country: Croatia  
Region: Šibensko-kninska županija  
City: Šibenik  
ZIP code: 22000  
Address: Biskupa Jeronima Milete 18  
Mobile: +385(0)91 222 0976  
Phone: +385(0)22 332111  
About us: The Dalmat Nekretnine agency

is located in Šibenik and registered at the Commercial Court back in 2004. It is a starting point of what would eventually become a well-known brand DalmatianHome.com. Our Agency sold its very first property only 20 days upon obtaining the required work permit. In addition, we achieved our annual sales plan in less than six months after the launch.

Since then, DalmatianHome.com has expanded its business outside Šibenik-Knin County towards the central Dalmatian counties (Zadar-Šibenik-Split). The agency has also started partnership relations with well-known real estate agencies in Norway, United Kingdom,

Poland, etc. The result is more than 500 realized sales in the first ten years. Currently, you can find around 300 - 400 different properties on our website: houses, apartments, residential buildings and building plots.

Our professional team incorporated in the brand DalmatianHome.com can provide clients with all sorts of additional services, including property management (PMC). PMC service means that we take care of your property, we do monthly checks, pay bills, arrange home repairs, offer cleaning service, etc. Property owners may even be welcomed with a bottle of wine upon their arrival.

Meanwhile, we have focused our efforts on a new vision: the aspiration towards exclusive projects which we follow through from day one all the way to their final delivery to the customer). This means that DalmatianHome.com will supervise everything, from the initial design sketches of the property to the end of its construction, right up to turnkey handover. DalmatianHome.com will also maintain all these properties within the warranty period. We have reached this status due to our Agency's good reputation, as well as our clients' references.

## Common

Title:	Brodarica, obiteljska kuća s bazenom i vrtom
Property for:	Sale
Property area:	156 m <sup>2</sup>
Lot Size:	256 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	4
Bathrooms:	2
Price:	450,000.00 €
Updated:	Nov 24, 2024

## Condition

Newbuild:	yes
Condition:	Under construction
Built:	2024

## Location

Country:	Croatia
State/Region/Province:	Šibensko-kninska županija
City:	Šibenik - Okolica
City area:	Brodarica

## Permits

Building permit:	yes
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## Additional information

Infrastructure:	Water, Air conditioner, Electricity
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## Parking

Number of parking spaces:	4
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## Description

Description:	Brodarica, quiet environment, 600m from the beach, newly built family house, modern architecture and an excellent layout. The house is a double building, on two floors (ground floor + 1st floor) with 156.16 m <sup>2</sup> of total usable area, a landscaped garden of 256 m <sup>2</sup> with a swimming pool of 25 m <sup>2</sup> , parking space for 4 cars, and a large terrace covered with a pergola. The ground floor consists of an entrance, a living room with a kitchen and a dining room with access to the terrace,
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a sundeck and the yard, a storage room, a corridor, a guest toilet, a laundry room, a study, a bedroom with its bathroom and an engine room. Internal stairs lead to the 1st floor with a hallway, living room, loggia, three bedrooms (one has its own bathroom and wardrobe), and one separate bathroom. The house will be equipped with burglar-proof doors, PVC carpentry with mosquito nets and electric shutters, high-quality ceramic floor covering, laminate in the rooms, underfloor heating in the bathrooms and the living room and kitchen, air conditioning in the living room and all bedrooms, the pool has a basic swimming pool technique. The house is 600m from the beach and the center of town.

### Additional contact info

Reference Number: 583690  
Agency ref id: k797