

Šibenik luksuzna kuća prvi red uz more!, Šibenik - Okolica, House



Seller Info

Name: Camelia Real Estate
 First Name: Camelia
 Last Name: Real Estate
 Company Name: Camelia Real Estate d.o.o.
 Service Type: Selling and renting
 Website: <https://www.camelia.hr>
 Country: Croatia
 Region: Primorsko-goranska županija
 City: Opatija
 City area: Opatija
 ZIP code: 51410
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 About us: Camelia real estate d.o.o. offers

a large selection of carefully selected properties in Opatija, the Opatija Riviera, Istria and Gorski Kotar; from elite villas, exclusive apartments, perfectly positioned houses and apartments by the sea, to attractive plots of land, which are a great investment potential.

Our offer includes penthouses and luxury apartments in new buildings with panoramic views and accompanying amenities and infrastructure, villas with swimming pools and landscaped gardens, and various plots of land with potential.

Our experienced agents with a license will help you in the entire process of buying and selling, from consultation to actual realization with a whole team of legal experts, architects, interior designers.

Reg No.: 102/2018

Listing details

Common

Title:	Šibenik luksuzna kuća prvi red uz more!
Property for:	Sale
House type:	detached
Property area:	225 m ²
Lot Size:	410 m ²
Bedrooms:	7
Bathrooms:	3
Price:	1,470,000.00 €
Updated:	Sep 10, 2024

Condition

Built:	2004.
Last renovation:	2018

Location

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

Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes

Additional information

Energy efficiency:	In preparation
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Heating

Central heating:	yes
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Parking

Number of parking spaces:	2
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Covered parking space: yes

Description

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Grebastica Magical House, First Row by the Sea! This top-notch property, with excellent transportation connectivity, is less than an hour's drive from two airports, Zadar and Split. The main advantage of this seaside beauty is its prime location, as only a small local dead-end street and mooring for two boats separate you from the sea, making it ideal for enjoyment. This is a rare property that possesses a special charm that captivates you from the first encounter. It is situated on a plot of 410 m², while the house itself spans 4 floors with a total area of 225 m². The first and second floors are dominated by a two-story apartment with an exceptionally beautiful and functional layout. The sleeping area with 3 bedrooms and 2 bathrooms, along with a study, maintains complete privacy as it is located on the upper level. The living area with a kitchen, dining room, and open-space living room with large glass walls and access to the terrace occupies the lower part of the apartment. The living unit located in the attic of the villa constitutes a separate and completely independent entity with its own entrance and a large terrace. The interior of the entire house, dominated by white color, provides a perfect contrast to the blue sea, which seems to merge with the house itself. Beautiful photographs of vibrant sea views (taken by the owner in the immediate vicinity of the property) adorn the white walls and, among other things, indicate the discreet and refined taste of the property owner, leaving enough space for buyers to add their personal touch to this beautiful property with colorful details. As for the outdoor spaces, the main terrace of about a hundred square meters has great potential to become a true spa oasis with the possibility of an outdoor sauna, a whirlpool bath, or even a pool. Another side terrace, also facing the sea, currently housing a stone barbecue, is an ideal place for a summer kitchen as it simply invites you to enjoy the view with delightful bites. Its impressive location right on the sea (only a small local road separates the house from the sea and 2 boat moorings), the privacy it has maintained despite neighboring houses, extremely large outdoor spaces (terraces and balconies totaling approximately 150 m²), a beautiful garden rich in Mediterranean plants (lavender, rosemary, jasmine), and a fascinating sea view are just some of the advantages that elevate this magical property high on the list of luxury real estate offerings on the Adriatic! This property seeks buyers with refined taste who love the sea, boats, and a hedonistic view of life. It stole our hearts at first sight and therefore has our highest recommendation! ID CODE: 559

Additional contact info

Reference Number: 606097

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