

## ŠIBENIK, novo, moderna namještena vila, 2. red do mora, dvorište, Šibenik, House



### Seller Info

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Service Type: Selling and renting  
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Country: Croatia  
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City: Vodice  
City area: Vodice  
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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:            | ŠIBENIK, novo, moderna namještena vila, 2. red do mora, dvorište |
| Property for:     | Sale   |
| House type:       | detached   |
| Property area:    | 183 m <sup>2</sup>   |
| Lot Size:         | 187 m <sup>2</sup>   |
| Number of Floors: | 1  |
| Bedrooms:         | 5  |
| Bathrooms:        | 4  |
| Price:            | 420,000.00 €   |
| Updated:          | Jul 18, 2024   |

### Condition

|           |      |
|-----------|------|
| Newbuild: | yes  |
| Built:    | 2020 |

## Location

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

## Permits

|                        |     |
|------------------------|-----|
| Building permit:       | yes |
| Location permit:       | yes |
| Ownership certificate: | yes |



## Parking

|                           |   |
|---------------------------|---|
| Number of parking spaces: | 4 |
|---------------------------|---|

## Description

Description: **!!! TOP OPPORTUNITY!!! ŠIBENIK (Mandalina) - A new luxuriously furnished villa with a yard is for sale, 60 m from the sea, located in the immediate vicinity of the marina D-Marin Mandalina and the city port. A semi-detached house with a modern design and a functional layout with a usable area of 183 m<sup>2</sup>, was built in 2020 according to the latest construction standards on a plot of land of 281 m<sup>2</sup> and has a connection to the city sewer and an asphalted access road. It extends over two floors - ground floor + first floor. On the ground floor of 90.30 m<sup>2</sup> there is a kitchen with a dining room, a spacious living room with access to a beautiful terrace of 18 m<sup>2</sup> with a view of the sea and the city, a storage room under the stairs, a bedroom and two bathrooms. An internal staircase leads to the first floor of 92.89 m<sup>2</sup>, where there is a bedroom with a private bathroom that has a walk-in shower and a window. Upstairs there are also two bedrooms and a shared bathroom with a hydromassage bathtub. Also, one of the bedrooms has an exit to the loggia with a view of the sea. The house has an attic storage room for the entire area of the house. There is parking for several cars in the landscaped yard of 187 m<sup>2</sup>. There is parking for several cars in the landscaped yard of 187 m<sup>2</sup>. The property is built with top quality materials and equipped with luxury appliances to provide a top standard of living. From the equipment, we highlight: styrofoam facade, security doors, parquet in all rooms, air conditioning in every room, quality PVC joinery with mosquito nets, ceramic floor coverings in bathrooms, electric blinds, modern furniture and quality household appliances. The villa is designed with attention to every detail, and it is for sale fully furnished and equipped, and as such it is ready to move in immediately. The modern villa is suitable for staying throughout the calendar year, but it is also an investment opportunity if you are looking for a villa for tourist rental. The price is €420,000 The price includes**

complete furniture and equipment. For more information, contact us by e-mail or phone. (Google translate) ID CODE: H-173-M

### Additional contact info

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