

## TRIBUNJ, SOVLJE, luksuzna trojna kuća, 250 m od mora, bazen + krovna terasa + vrt, Tribunj, House



### Seller Info

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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:	TRIBUNJ, SOVLJE, luksuzna trojna kuća, 250 m od mora, bazen + krovna terasa + vrt
Property for:	Sale
House type:	in sequence
Property area:	165 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	4
Bathrooms:	2
Price:	577,500.00 €
Updated:	Jul 18, 2024

### Condition

Newbuild:	yes
Built:	2024

## Location

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

## Permits

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



## Parking

Number of parking spaces:	1
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## Description

Description: TRIBUNJ, SOVLJA - A new project in the initial phase of construction, a luxurious three-bedroom house with a pool and a garden in an excellent location, in the small settlement of Sovlja next to Tribunj, only 250 m from the beach! HOUSE "C" has 165m2 of net usable area with calculated coefficients, extends over three floors, and consists of the ground floor, first and second floors. The ground floor includes a covered entrance, hallway with staircase and wardrobe, bedroom 1, storage room, bathroom, kitchen and dining room, living room, covered terrace, on the first floor there is a hallway, bedroom 2, loggia, bathroom, bedroom 3 with its own bathroom and a covered terrace, on the second floor there is a beautiful covered and uncovered roof terrace with a view of the sea, the archipelago and the surrounding area. The house has a swimming pool, part of the garden and one parking space. The facility will be built with top-quality materials, with the help of certified construction companies, which guarantees exceptional construction quality. The exterior joinery will be made of the latest generation of "Trohadil" profiles and glass, which meets the highest energy and mechanical standards. The windows will be equipped with mosquito nets and electric blinds for your comfort. The entrance door will be anti-burglary, manufactured by the eminent manufacturer Hml. In addition to top-quality construction equipment and materials, this house will be equipped with additional amenities. All sanitary units, dining room and living room will have underfloor heating that provides warmth and comfort. Air conditioning devices of the latest generation will be installed in all rooms, enabling an optimal temperature throughout the year. Also, the house will be equipped with smart switches for lights and blinds with central control, which makes it easier to control lighting and blinds. Security is also at a high level, as the facility will be equipped with video surveillance. In addition, complete

electrical installations for photovoltaic power supply will be made. The pool equipment, in addition to the high standard of basic equipment, includes counter-current swimming, pool lighting, an isothermal cover with a winding stand, preparation for a heat pump and automatic dosing of chemicals for conditioning the pool water. The price is €577,500 (VAT included - the buyer is exempt from paying 3% real estate sales tax) OTHER AVAILABLE IN THE BUILDING: House "A" extends over 3 floors and consists of the ground floor, first and second floors. The total net usable area with coefficients included is 165 m2. The ground floor of the house includes a covered entrance, hallway with staircase and wardrobe, bedroom 1, storage room, bathroom, kitchen and dining room, living room, covered terrace. On the first floor there is a corridor, bedroom 2, loggia, bathroom, bedroom 3 with its own bathroom and a covered terrace, on the second floor there is a beautiful covered and uncovered roof terrace with a view of the sea, the archipelago and the surrounding area. The house has a swimming pool, part of the garden and one parking space. The price is €577,500 (VAT included - the buyer is exempt from paying 3% real estate sales tax). HOUSE "B" has 142 m2 of total net usable area with calculated coefficients. It extends over three floors, consisting of the ground floor, first and second floors. The ground floor includes a covered entrance, hallway with staircase and wardrobe, bedroom 1, bathroom, kitchen and dining room, living room, covered terrace. On the first floor there is a corridor, bedroom 2, loggia, bathroom, bedroom 3 with its own bathroom and a covered terrace, on the second floor there is a beautiful covered and uncovered roof terrace with a view of the sea, the archipelago and the surrounding area. The house has a swimming pool, part of the garden and one parking space. The price is €507,500 (VAT included - the buyer is exempt from paying 3% real estate sales tax) For more information, contact us by e-mail or phone. ID CODE: H-115-C

## Additional contact info

Reference Number: 615078  
Agency ref id: H-115-C