

ZLARIN, jedinstvena vila i građevinska parcela nadomak mora sa spektakularnim pogledom, Šibenik - Okolica, House



Seller Info

Name: Dogma Nekretnine
First Name: Dogma
Last Name: Nekretnine
Company Name: Dogma nekretnine d.o.o.
Service Type: Selling and renting
Website: <https://dogma-nekretnine.com>
Country: Croatia
Region: Primorsko-goranska županija
City: Rijeka
ZIP code: 51000
Address: F.LA GUARDIA 6
Phone: +385 51 341 080
Fax: +385 51 341 081
About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in

Pula, Anticova 5 and in Zagreb,
Ulica grada Vukovara 284
(Almeria building D). Our
teams are at your disposal in all
locations!

Listing details

Common

Title:	ZLARIN, jedinstvena vila i građevinska parcela nadomak mora sa spektakularnim pogledom
Property for:	Sale
House type:	detached
Property area:	168 m ²
Lot Size:	830 m ²
Number of Floors:	1
Bedrooms:	6
Bathrooms:	2
Price:	695,000.00 €
Updated:	Jun 25, 2024

Condition

Built:	2008
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Location

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



Permits

Building permit:	yes
Ownership certificate:	yes

Additional information

Energy efficiency:	B
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Description

Description:	This story, which describes pure hedonism, begins on the island of Zlarin, an undiscovered jewel of our coast, untouched nature and extremely rich cultural and historical heritage. A unique villa is located here that will really enchant you. The location of the villa is perfect - only 40 meters from the beach, and when you go out through the gate of the yard, you can literally step into the sea, which will
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welcome you at a step. The yard of this beautiful villa is decorated with many autochthonous plants and trees, creating a true oasis of peace. The land that continues to the garden is of great value, allowing you to enjoy deep shade with an enchanting view of the sea. The plot is for construction and has an area of 469 m², and the plot on which the villa is located has 457 m², while the road leading directly to the beach has 72 m², and when we put everything together, we have a total of 998 m². These figures testify to the rare opportunity offered by this spacious idyll, offering you peace and privacy. The villa is a combination of luxury and uniqueness in modern construction, which managed to preserve the Mediterranean atmosphere. With its 168 m², the villa is divided into two separate units, each with a separate entrance, which guarantees complete privacy. The first unit has a beautiful, spacious covered terrace with a magical view of the sea. The kitchen, dining room and living room are superbly designed and also offer spectacular views, while two elegantly decorated bedrooms and a bathroom complete this wonderful story. The second unit is equally distinctive, starting from a covered terrace that leads to the kitchen and living room, decorated with a lot of excellent taste, the stairs, which adorn the space, lead to the first floor where there are two charming bedrooms and a bathroom. The special feature of this unit is the exit to the roof terrace with a pergola that offers an indescribable view of the sea and the town of Zlarin. In addition to these luxurious spaces, the villa also offers practical facilities. There is a large storage area, a well-equipped laundry room, an ironing room and a laundry room, as well as a summer kitchen and barbecue. And in the upper part of the garden there is another brick barbecue with lavender. The quality of the construction is excellent, the walls are 50 cm wide with insulation (stone, styrofoam 10 cm, brick), a new roof, tavelons (brick 80 cm x 25 cm and 6 cm thick) are installed in the canopies, as well as ducts, Benkovac stone, boat floor (Larch), bio tanks (sewage), protection from the wind on the terrace that descends on cold days, and the view of the sea remains unobstructed. Everything is perfectly furnished and designed, and attention was paid to every detail, and everything remains in the villa (appliances, equipment, new mattresses, dishes, bed linen...) Everything has been renovated and maintained, because the owners have hired a home craftsman for years, who constantly takes care of everything and can continue his engagement with the future owner. The construction of the road above the villa made it possible to access it from the upper and lower sides, which provides for the possible separation of the houses with the associated land. Zlarin has preserved the peace of its residents because there are no cars on the island. The island is very easily accessible by boat lines, and Zadar and Split airports are approx. 50 km. This rare pearl of real estate represents a perfect opportunity for two families or an attractive possibility for tourist rental, because guests are happy to return to this paradise. Do not miss the opportunity to become the owner of this oasis of peace, located a step away from the beach, where the green of beautiful plants and the blue of the crystal sea will relax you. Contact us with confidence for additional information or to arrange a viewing. Draženka Blazinarić +385 91 796 2322 drazenka.blazinaric@dogma-nekretnine.com ID CODE: DA100062948

Additional contact info

Reference Number: 619619

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