

ŠIBENIK,ZLARIN - Jedinstvena vila s predivnim pogledom na more, Šibenik - Okolica, House



Seller Info

Name: Agencija Dux nekretnine
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First Name: Agencija
Last Name: Dux nekretnine
Company Name: DUX NEKRETNINE d.o.o.
Service Type: Selling and renting
Country: Croatia
Region: Primorsko-goranska županija
City: Rijeka
ZIP code: 51000
Address: Tizianova 8
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About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then

because we like to stay in touch
even after the contract is signed
- because our mission is more
than just a job.

Listing details

Common

Title:	ŠIBENIK,ZLARIN - Jedinstvena vila s predivnim pogledom na more
Property for:	Sale
House type:	detached
Property area:	168 m ²
Lot Size:	998 m ²
Bedrooms:	6
Bathrooms:	2
Price:	695,000.00 €
Updated:	Jun 27, 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

Ownership certificate:	yes
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Additional information

Energy efficiency:	In preparation
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Description

Description:	ŠIBENIK, ZLARIN - A unique villa with a beautiful view of the sea. Zlarin is a small island on the Dalmatian coast of Croatia near the town of Šibenik, located about 2 km from the mainland. Connected to Vodice, Šibenik and other islands by boat. It has the longest island waterfront in Croatia, 131 meters long and 16 meters wide. An island that nature has rewarded with something that no other Adriatic island has, namely the wealth of red corals that lie in the depths. Zlarin is known for its beautiful beaches. Most of the beaches are pebbly or full of white pebbles, but when you enter the sea, you enter sandy soil. Without cars, noise and bustle, Zlarin is a place where you will rest your soul and discover what Dalmatian fjaka
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is all about. Here is a unique villa that will surely fascinate you. The location of the villa is perfect, just 40 meters from the sea. The grounds of this beautiful villa are decorated with numerous indigenous plants and trees, creating a true oasis of peace. The villa is a combination of luxury and uniqueness in modern construction with a Mediterranean atmosphere. The living area of 168 m² is divided into two units, each with a separate entrance. The first unit consists of a kitchen, dining room, living room, bathroom and two bedrooms and has a beautiful covered terrace with a view of the sea. The second unit consists of a covered terrace that leads to the kitchen and living room, stairs leading to the first floor where there are two 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. The villa also offers many practical rooms, such as a large storage space, a well-equipped laundry room, an ironing room and a laundry room. There is also a summer kitchen and barbecue, and in the upper part of the garden there is another brick barbecue. The quality of the construction is very good, walls 50 cm wide with insulation (stone, styrofoam 10 cm, brick), new roof, tavelons (brick 80 cm x 25 cm and 6 cm thick) are installed in the canopies and 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. Next to the villa there is also land that continues to the garden, allowing you to enjoy deep shade with an enchanting view of the sea. The building area of the land is 469 m², and the land on which the villa is located has 457 m², while the road leading directly to the beach has 72 m², which totals 998 m². The construction of the road above the villa gave the possibility of access from the upper and lower sides, which provides for the possible separation of the houses with the associated land. This unique property represents a perfect opportunity for two families or an attractive option for a tourist rental. Dear clients, the agency commission is charged in accordance with the General Business Conditions www.dux-nekretnine.hr/opci-uvjeti-poslovanja. ID CODE: 31425

Additional contact info

Reference Number: 620825
Agency ref id: 31425