

## Renovirana kamena kuća na otoku Zlarinu, Šibenik - Okolica, House



### Seller Info

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First Name: Dalmat  
Last Name: Nekretnine  
Company Name: Dalmat nekretnine  
Service Type: Selling and renting  
Website: <https://www.dalmatianhome.com>  
Country: Croatia  
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About us: The Dalmat Nekretnine agency

is located in Šibenik and registered at the Commercial Court back in 2004. It is a starting point of what would eventually become a well-known brand DalmatianHome.com. Our Agency sold its very first property only 20 days upon obtaining the required work permit. In addition, we achieved our annual sales plan in less than six months after the launch.

Since then, DalmatianHome.com has expanded its business outside Šibenik-Knin County towards the central Dalmatian counties (Zadar-Šibenik-Split). The agency has also started partnership relations with well-known real estate agencies in Norway, United Kingdom,

Poland, etc. The result is more than 500 realized sales in the first ten years. Currently, you can find around 300 - 400 different properties on our website: houses, apartments, residential buildings and building plots.

Our professional team incorporated in the brand DalmatianHome.com can provide clients with all sorts of additional services, including property management (PMC). PMC service means that we take care of your property, we do monthly checks, pay bills, arrange home repairs, offer cleaning service, etc. Property owners may even be welcomed with a bottle of wine upon their arrival.

Meanwhile, we have focused our efforts on a new vision: the aspiration towards exclusive projects which we follow through from day one all the way to their final delivery to the customer). This means that DalmatianHome.com will supervise everything, from the initial design sketches of the property to the end of its construction, right up to turnkey handover. DalmatianHome.com will also maintain all these properties within the warranty period. We have reached this status due to our Agency's good reputation, as well as our clients' references.

## Common

Title:	Renovirana kamena kuća na otoku Zlarinu
Property for:	Sale
Property area:	70 m <sup>2</sup>
Lot Size:	451 m <sup>2</sup>
Number of Floors:	3
Bedrooms:	2
Bathrooms:	2
Price:	450,000.00 €
Updated:	Aug 01, 2024

## Condition

Condition:	Newly adapted
Last renovation:	2024

## Location

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

## Permits

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



## Additional information

Infrastructure:	Water, Air conditioner, Electricity, Telephone installation, Black pit
Energy efficiency:	C

## Description

Description:	Renovated stone house on the island of Zlarin, 200 meters from the sea, secluded, surrounded by forest. The house is detached, not in a row, meaning it does not share a roof with other buildings. The property has approximately 70 m <sup>2</sup> of net space over 3 floors (3 x 23/24 m <sup>2</sup> ), consisting of a studio apartment in the basement (formerly a tavern, separate entrance, bathroom with toilet, kitchen, living room, and bedroom in one) + a separate two-story apartment of 48 m <sup>2</sup> - one bedroom, bathroom, living room, and kitchen in one. The property is situated on a total of 451 m <sup>2</sup> of land - which includes a covered terrace (canopy, 14 m <sup>2</sup> ), an open terrace of approximately 30 m <sup>2</sup> , a Mediterranean garden, an auxiliary stone house (10 m <sup>2</sup> ), and space (excavation) for a pool of approximately 20 m <sup>2</sup> . The terrace has
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a built-in summer kitchen, an outlet for an outdoor shower, and a jacuzzi. The house has vehicle access and the possibility of parking in the yard. On Zlarin, car traffic is prohibited; only electric vehicles are allowed. It has its own connection to the city water supply as well as a 9.4 kW power grid connection. The property is equipped with a bio-separator system with a soak away well (the island of Zlarin does not have a public sewage system), 2 separate air conditioning units, and underfloor heating on all floors. Ownership 1/1, private person, valid usage permit. Contact for details: [jaksa@dalmatianhome.com](mailto:jaksa@dalmatianhome.com)

### Additional contact info

Reference Number: 630482  
Agency ref id: k808