

## Luksuzna kuća u nizu P+2 sa bazenom i uređenom okućnicom, Tribunj, House



### Seller Info

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About us: Tvrtka REAL nekretnine d.o.o.,

ovlaštena agencija za posredovanje u prometu nekretninama sa sjedištem u Rijeci, Verdieva 5, i uredima u Šibeniku, Fra Jerolima Milete 13 i Puli, Istarska 18 s timom provjerenih agenata posrednika, nastojat će prvenstveno zadovoljiti Vaše interese.

Do realizacije i ostvarenja željenog, dovest ćemo Vas bez stresa, nervoze, uz maksimalnu sigurnost, a ukoliko nam ukažete povjerenje radi kupnje ili prodaje, eventualno najma te zakupa, potrudit ćemo se zaslužiti Vašu preporuku kao najbolju reklamu.

Rad, predanost, upornost, profesionalnost i poznavanje

tržišta, argumenti su kojima raspoložemo.  
Danas je vrijeme novac, nastojat ćemo ga uštedjeti za Vas.

Plaćanje posredničke naknade sa smiješkom na licu. Sve naprijed navedeno uz kvalificiranu pravnu pomoć i savjete.

Dobar odabir! Kroz naše web stranice nastojimo se približiti svim klijentima korisnicima naših usluga, i onima koji će to tek postati.

Zadovoljan klijent je naša obveza.

Reg No.: 1221

## Listing details

### Common

Title:	Luksuzna kuća u nizu P+2 sa bazenom i uređenom okućnicom
Property for:	Sale
House type:	in sequence
Property area:	180 m <sup>2</sup>
Lot Size:	160 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	8
Bathrooms:	2
Price:	650,000.00 €
Updated:	Aug 21, 2024

### Condition

Built: 2021

### Location

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

## Permits

Building permit: yes

## Additional information

Energy efficiency: In preparation



## Parking

Number of parking spaces: 2

## Description

Description:

House in a row, Tribunj - Vodice, Dalmatia, in a quiet environment with a panoramic view of the sea, Vodice, the town of Šibenik, and the islands and olive groves make this object, as well as its location, a perfect combination of nature and luxury enjoyment, you can even have the mentioned view from the ground floor and it cannot be hidden because it is surrounded by already built buildings and the "Green part" and all that makes this property SPECIAL and RARE! This fully equipped facility is spread over three floors, with a view of the sea, and is also in the immediate vicinity of a well-maintained beach (250m), which has all the necessary amenities, catering facilities, entertainment for children, etc. The distance to the center of Vodice and Blue Beach is 1,400m. , and the distance to the center of Tribunj is 1,100m. The building has its own 2 parking spaces, and an additional one as part of the yard, the house is the FIRST in a row, and no one passes through its yard and parking spaces. In the yard, which is approximately 160m<sup>2</sup>, there is a garden house, engine room and machinery for AUTOMATIC maintenance and HEATING of the pool, the yard also contains a shower and is decorated with greenery and plants, because of all this, there is a great potential for renting from spring to autumn. -Air conditioning for heating and cooling in all rooms -Floor heating in all rooms with separate regulators and thermostats. (water flow system through the pipes in the floor glaze) - Solar water heating in a 220l boiler for household and hygiene, with the help of electricity. energy if necessary - Swimming pool heating -High quality sanitary ware - German manufacturer (Hans Grohe) - Thermal styrofoam Insulation of 10 cm -Blinds and awnings with remote control. -Furniture and kitchen made to measure and to order - built-in wardrobes up to the ceiling - on order, door with magnetic lock, height up to the ceiling (2.65 m) - on measure and order. -Floors made of natural Plano stone - Plano 2.5 cm thick, polished inside, polished - brushed outside -covers natural Plano stone 3.5 cm thick - PVC 7-chamber joinery in white color, three-layer glass - Mosquito nets on the windows, PLISE mosquito nets on all sliding walls, and exit doors to the terraces. -SAT, TV and internet connection in every room -external lighting with

motion sensor - VIDEO SURVEILLANCE of the complete external part of the building - the building is connected to the city sewer system. LIST AND SQUARE SIZES OF THE PREMISES: GROUND FLOOR: hallway 7.27m<sup>2</sup>, bathroom with toilet 3.48m<sup>2</sup>, storage room 2.99m<sup>2</sup>, living room and kitchen 32.56m<sup>2</sup>, storage room under the stairs 2.50m<sup>2</sup> and Terrace: 23.15m<sup>2</sup> and yard 160m<sup>2</sup> with a 20m<sup>2</sup> swimming pool FIRST FLOOR: staircase and corridor 11.07m<sup>2</sup>, bedroom 10.14m<sup>2</sup>, bedroom 11.70m<sup>2</sup>, bathroom with toilet 5.78m<sup>2</sup> and two terraces 7.18 and 7.58m<sup>2</sup>. II. FLOOR: staircase 4.28m<sup>2</sup>, bedroom 21.72m<sup>2</sup>, bathroom with toilet 3.73m<sup>2</sup> and two terraces 7.54 and 15.73m<sup>2</sup>. ID CODE: D-0924

### Additional contact info

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