

## ŠIBENIK, OKOLICA - Kuće u blizini Šibenika – 160 m<sup>2</sup> stambene površine, 50 m od mora, Šibenik, 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  
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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, OKOLICA - Kuće u blizini Šibenika – 160 m <sup>2</sup> stambene površine, 50 m od mora
Property for:	Sale
House type:	detached
Property area:	161 m <sup>2</sup>
Lot Size:	133 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	4
Bathrooms:	2
Price:	299,000.00 €
Updated:	Sep 23, 2024

### Location

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

### Permits

Ownership certificate:	yes
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### Additional information

Energy efficiency:	C
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### Parking

Number of parking spaces:	2
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### Description

Description:	ŠIBENIK, SURROUNDINGS - House near Šibenik - 160 m <sup>2</sup> of living space, 50 m from the sea For sale is a family house located in a quiet village not far from
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Šibenik, with a total living area of 160.11 m<sup>2</sup>. This property comes with a fenced garden of 133 m<sup>2</sup> which includes a garden and two parking spaces, providing privacy and a pleasant outdoor space to enjoy. The house is spread over two floors, and each floor functions as a separate apartment with its own entrance, which is ideal for a family or as a tourist rental. The upper floor includes a spacious living room with kitchen and dining room, and access to the balcony with a partial view of the sea. There are also two bedrooms and two bathrooms, perfect for a pleasant stay. The lower floor is designed as a separate apartment with an identical layout - living room with kitchen and dining room, two bedrooms and two bathrooms. This floor also has direct access to the garden, providing additional privacy and comfort. The house is located only 50 meters from the sea, in the second row, which makes it extremely suitable for a summer vacation or as an investment for tourist rental. This property, located in a quiet Dalmatian settlement near Šibenik, offers numerous opportunities to enjoy nature and history, and is also ideal for lovers of the sea and sunny beaches. The proximity of the Krka National Park and the historical sights of Šibenik makes this house particularly attractive. Considering the location, this property offers excellent opportunities for investment in tourism or as a holiday home for family use. For more information, feel free to contact us. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions.

<https://www.dux-nekretnine.hr/opci-uvjeti-poslovanja> ID CODE: 33417

## Additional contact info

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