

## ŠIBENIK, ZATON – MEDITERANSKA KAMENA VILLA NA MIRNOJ LOKACIJI, Šibenik - Okolica, House



### Seller Info

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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, ZATON – MEDITERANSKA KAMENA VILLA NA MIRNOJ LOKACIJI
Property for:	Sale
House type:	detached
Property area:	255 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	6
Bathrooms:	5
Price:	850,000.00 €
Updated:	Sep 30, 2024

### Condition

Newbuild:	yes
Built:	2024

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes

### Heating

Central heating:	yes
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### Parking

Garage:	yes
Number of parking spaces:	4

### Description

Description:	ŠIBENIK, ZATON - MEDITERRANEAN STONE VILLA IN A QUIET
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**LOCATION** Located in a quiet part of Zaton, surrounded by fields and nature, this beautiful Dalmatian stone villa is a perfect oasis of peace and privacy, only 1000 meters from the sea and the town center. The villa is spread over a plot of 1000 m<sup>2</sup>, while the living area of the house is 255.05 m<sup>2</sup>, providing a luxurious space for relaxation and enjoyment. The villa is designed for a modern lifestyle, and the carefully planned layout of the rooms ensures maximum functionality and comfort. Upon entering the house, you are greeted by a covered driveway and entrance area that lead to a spacious garage for two vehicles with an accompanying boiler room. On the ground floor there is also a study with a bathroom, ideal for guests or as a private office, and a small toilet. The spacious kitchen with dining room has access to the terrace, while the living room is connected to the outdoor area and pool, creating a perfect space for socializing and relaxing outdoors. The outdoor garden of 704 m<sup>2</sup> is decorated with a beautiful pool of 40 m<sup>2</sup>, equipped with an automation system for maximum comfort. This spacious terrace offers enough space to enjoy the sun, while ambient lighting and an automatic patio door ensure complete privacy and security. An internal staircase leads to the first floor, where there is a hallway, a laundry room, and additional storage. Upstairs there are four spacious bedrooms, each with its own private bathroom. Special attention is drawn to the master bedroom, which, in addition to its own bathroom, also has a spacious wardrobe and a private terrace. Two of the bedrooms also have their own terraces, perfect for morning relaxation with a view of the surrounding countryside. The villa is equipped with advanced systems such as heating with heat pumps, an internal fireplace, underfloor heating and a Fan Coil cooling system. Security and comfort are ensured through an alarm system and video surveillance, while additional features such as an automated pool, ambient lighting, an irrigation system and a biopurifier of waste water make this villa the perfect choice for a modern and luxurious life. Also, preparing for a solar power plant ensures an energy-efficient and environmentally friendly way of life. This luxury villa in Zaton offers a unique opportunity to enjoy peace and quiet, while at the same time providing all the advantages of modern technology and top design. Zaton, a picturesque place located near Šibenik, is perfect for those looking for peace and an authentic Mediterranean experience. Surrounded by a beautiful landscape and turquoise sea, Zaton offers an ideal escape from the hustle and bustle of the city, while Šibenik with its rich cultural heritage and facilities is only a few minutes' drive away. Charming bays, traditional Dalmatian architecture and the proximity of the Krka National Park make Zaton the perfect place to relax and enjoy the natural beauty of Dalmatia. The stated price refers to a completely finished building on a turnkey basis, without furniture. Dear clients, the agency commission is charged in accordance with the General Business Conditions:  
[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 33632

## Additional contact info

Reference Number: 646875  
Agency ref id: 33632