

ŠIBENIK - BILICE, novo, namješten luksuzni stan, bazen, prizemlje, 400 m od mora, Šibenik - Okolica, Flat



Seller Info

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About us: The licenced agency Fidius Broker with its seat at the address Ćirila i Metoda 1a, 22211 Vodice, deals with the mediation in sale and purchase of the real-estates and boats.

The agency was founded in 2004, and it operates mainly in the area of Vodice, Srma, Tribunj and in the surroundings, as well as in other places of Šibenik-Knin County.

If you are thinking about the sale or purchase of a house, a flat/an apartment, a construction or agricultural plot of land or a plot of land for any other purpose, as well as office premises, contact us with trust.

If you are thinking of buying or selling any kind of boat, such as sailing or motor boat, a yacht or

a catamaran, you are at the right place. We will help you in making your decision and guide you easily through the whole sale and purchase process.

Our wish is to provide our clients with a quality and fair service, thanks to our long-time experience, both in the world of real-estates and in the world of boats, nautical tourism and tourism in general.

We cooperate with experts in law, architecture, civil engineering, insurance, as well as in the vessel maintenance.

If you are looking for something what hasn't been advertised on our web sites yet, feel free to contact us and we will try to help you.

Reg No.: 36/2009

Listing details

Common

Title:	ŠIBENIK - BILICE, novo, namješten luksuzni stan, bazen, prizemlje, 400 m od mora
Property for:	Sale
Property area:	134 m ²
Number of Floors:	1
Bedrooms:	3
Bathrooms:	2
Price:	349,000.00 €
Updated:	Oct 12, 2024

Condition

Newbuild:	yes
Built:	2024

Location

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



Permits

Building permit: yes
Ownership certificate: yes

Parking

Number of parking spaces: 2

Description

Description: ŠIBENIK - BILICE - Luxury apartment on the ground floor with a pool for sale! This interesting property is located in the quiet settlement of Bilice, next to Šibenik. A location that allows you to get away from the city crowd and stress, yet you are less than a 10-minute drive away from all the amenities that the city of Šibenik offers. An apartment that provides a perfect combination of comfort, elegance and natural environment. The building is newly built and represents a modern project with an attractive design. It was built on a plot of land of 448 m². It was conceived as a family villa with two separate apartments. Apartment S1 extends over two floors and consists of a basement and a ground floor. The apartment has a separate entrance. The basement with a total living area of 35.83 m² includes a storage room and a machine room. The ground floor with a total living area of 98.97 m² consists of an entrance/hallway, bathroom, laundry room, staircase, bedroom 1 with its own bathroom, walk-in wardrobe, bedroom 2, a spacious living room with a dining room, and a kitchen with access to a beautiful covered terrace. terrace with an electrically powered pergola and in front of which there is a 27 m² swimming pool and landscaped garden, summer kitchen, outdoor shower with hot water. The emphasis is on the selection of top quality materials for construction and furnishing. The exterior joinery is made of the latest generation of Aluk joinery profiles and glass that meets the highest energy and mechanical standards, which means that all glass walls and windows have absorbing UV protection and reduce heating by 25-30%. The windows are equipped with electric mosquito nets and blinds. The entrance door is anti-burglary. Insulation of the house with 10 cm stone wool. The knauf ceiling has been lowered and built-in curtain rails have been installed for an elegant look (at all windows/sliding walls except in bathrooms and hallways). The villa is equipped with custom-made furniture (DOIMO CUCCINE kitchen with appliances, laundry room with washing machine and dryer, furniture in the bathrooms). In addition to top-quality construction equipment and materials, this

low-energy house is equipped with additional amenities. Underfloor heating and underfloor cooling were installed throughout the entire apartment. For underfloor heating and cooling, high-quality "Florim" ceramics have been installed in all rooms. Additionally, photovoltaic panels were installed on the roof for 3.69 KW. The apartment has heat pumps and preparation for a solar boiler on the roof. Air conditioners, parapet convectors of the brand "Daikin" are located in the living room and hallway and provide optimal temperature during the summer heat. Bathrooms are equipped with electric bathroom radiators. The pool is heated and has a heat pump, covered with ceramic tiles. The pool equipment, in addition to the high standard of basic equipment, includes electrolysis for cleaning and hydromassage jets at one position and two jets at 4 levels. The apartment comes with two parking spaces. The project is currently in the final furnishing phase. Move-in - 11/2024. year. The total net usable area is 134.80 m2. Price: €349,000 + commission Apartment S2 on the 1st floor is also available in the building - the area is 103.42 m2. Price €259,000 + commission It is possible to buy the entire house. The price is: €599,000 + commission Bilice Stubalj is a small place near the Krka National Park, on Lake Prokljan, which is open and connected to the Krka River and the sea. There is a small port for ships in the village. It is well connected by traffic, it is very close to the highway, and Zadar and Split airports are at a distance of about 50 km. For more information and to arrange a viewing, please contact us by phone or email. ID CODE: A-421-S1

Additional contact info

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