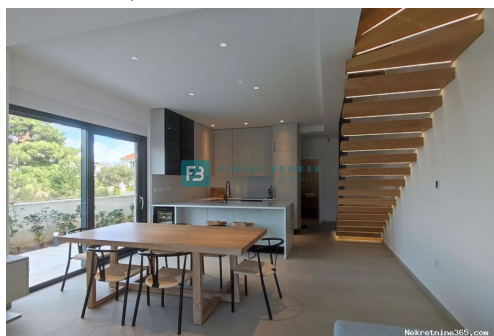


## SRIMA, novo, namještena luksuzna vila, 190 m do mora, bazen, krovna terasa, Vodice, House



### Seller Info

Name: Fidius Broker  
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Last Name: Broker  
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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, Srima, 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:	SRIMA, novo, namještena luksuzna vila, 190 m do mora, bazen, krovna terasa
Property for:	Sale
House type:	semi-detached
Property area:	188 m <sup>2</sup>
Lot Size:	178 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	4
Bathrooms:	2
Price:	629,000.00 €
Updated:	Oct 20, 2024

### Condition

Newbuild:	yes
Built:	2023

## Location

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

## Permits

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

## Additional information

Energy efficiency: A+



## Parking

Number of parking spaces: 2

## Description

Description: SRIMA - For sale, luxuriously furnished and equipped villa with swimming pool, garden and roof terrace, in the quiet village of Srma, only 190 m from the sea. House S1 with a total usable area of 188.68 m<sup>2</sup> is a two-story building with three floors: ground floor + 1st floor + 2nd floor. One of the biggest advantages of this property is that it has been arranged for private use and great attention has been paid to all the details, both aesthetic and technical-functional. The three-story layout provides a separation of zones: the living area on the ground floor, the sleeping area on the first floor and additionally a roof terrace, so that the household can spend an undisturbed stay. The ground floor consists of a large living room with a kitchen and a dining room with access to a covered terrace with a swimming pool and a landscaped yard of 153 m<sup>2</sup>, an entrance loggia, a hallway, a toilet and a storage room. An internal staircase leads to the 1st floor, where there are three bedrooms, two bathrooms and a large loggia. On the 2nd floor there is a roof terrace of 60.27 m<sup>2</sup> with a summer kitchen and a storage room. The terrace is covered with a wooden pergola, and a jacuzzi has been installed. There is a view of the sea from the 1st floor and the roof terrace. The house has two parking spaces with a total area of 25 m<sup>2</sup>. The building was built with top quality materials and according to the latest construction standards. The equipment includes: security doors, ALU lifting-sliding walls with electrically controlled blinds, mosquito nets, glass fences, electric underfloor heating in the bathrooms, kitchen, living room and

dining room, each room has air conditioning and TV/SAT connection. Hot water is heated via one boiler located in the storage room, preparation for video surveillance for two external cameras. The stairs are cantilever (floating) steel constructions with wooden cladding and a railing made of steel rods in anthracite color. In the yard there is a swimming pool measuring 6.4m x 3.7m with equipment and it is covered with ceramic tiles, pleasant lighting. Except for the green part of the yard, the environment and the parking lot are paved with concrete pavers. The property is completely decorated and furnished - ready to move in immediately. The price is €629,000 OTHER AVAILABLE IN THE FACILITY: House S2 - SOLD For more information, contact us by e-mail or phone. ID CODE: H-156-S1

### Additional contact info

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