

## CRNICA - Prekrasna kuća s dva apartmana, Šibenik, House



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
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Region: Primorsko-goranska županija  
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	CRNICA - Prekrasna kuća s dva apartmana
Property for:	Sale
House type:	detached
Number of Floors:	2
Bedrooms:	2
Bathrooms:	2
Price:	220,000.00 €
Updated:	Oct 28, 2024

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes

### Description

Description:	<p>For sale is a detached house of 72 m<sup>2</sup>, located in a quiet part of Šibenik, just 200 meters from the popular city beach Banj and the city waterfront, and 500 meters from the historic Fortress of St. Michael. This property is ideal for personal residence or as an investment in tourism. The house consists of two apartments with separate entrances. The first apartment of 45 m<sup>2</sup> offers a spacious room with a large terrace that offers a beautiful view of the Fortress of St. Michael, living room, kitchen and toilet. The second studio apartment of 27 m<sup>2</sup> is perfectly equipped with its own bathroom, kitchen and living room. Both apartments have enjoyed high ratings (9+) from guests for years, which guarantees a stable rental income. The property was completely renovated in 2023 and equipped with modern PVC carpentry and quality insulation, along with air conditioning units for year-round comfort. This is a perfect opportunity for those who are looking for an investment in the tourism sector or want to create their own home in the heart of Dalmatia. Šibenik is known for its rich history, cultural sights, and the proximity of the Krka and Kornati national parks. For more information and viewing of the property, feel free to contact us! ID CODE: DA100063368</p>
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## Additional contact info

Reference Number: 664605  
Agency ref id: DA100063368