

BRODARICA- MEDITERANSKA VILLA S BAZENOM I POGLEDOM, Šibenik - Okolica, 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>
Country: Croatia
Region: Primorsko-goranska županija
City: Rijeka
ZIP code: 51000
Address: F.LA GUARDIA 6
Phone: +385 51 341 080
Fax: +385 51 341 081
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:	BRODARICA- MEDITERANSKA VILLA S BAZENOM I POGLEDOM
Property for:	Sale
House type:	detached
Property area:	375 m ²
Lot Size:	1000 m ²
Bedrooms:	8
Bathrooms:	4
Price:	1,150,000.00 €
Updated:	Oct 29, 2024

Condition

Built:	2012
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Location

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

Permits

Building permit:	yes
Ownership certificate:	yes

Additional information

Energy efficiency:	A+
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Parking

Garage:	yes
Number of parking spaces:	5

Description

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A beautiful house with a view of the sea in Brodarica. The house was built in the Mediterranean style, has an area of 375 m², and is located on a plot of land of 1000 m². It consists of basement, ground floor and 1st floor (gallery). The house has 5 bedrooms, two of which have their own bathroom. The house is equipped with a total of 4 bathrooms and two toilets 3 living rooms with kitchen and dining room. In the living room on the ground floor there is a fireplace and a professional pizza oven (bread oven). The entire living space can be accessed from the main entrance or through two auxiliary ones, so that the house can be functionally converted into 3 separate apartments with separate entrances if necessary. The entire living space has underfloor heating that can work via a wood-burning fireplace in the main living room or via electricity via a heat pump, with the help of solar collectors that primarily heat sanitary water. In addition to the living space, the house also includes a garage, engine room and tavern (pantry). The exterior joinery is made of three-layer laminated wood (larch) with aluminum shutters. The entire house is available for cleaning via a central vacuum system with a device in the garage Photovoltaic collectors have been installed on the roof for own electricity production with a contract with HEP for the sale of excess energy. The installation for placing the wind turbine on the roof was carried out. The house also has a buried water tank (tank) for rainwater with a capacity of 100,000.0 liters, which is filled with water from the roof and can also be used for the house through the hydrophore. The primary purpose is for watering gardens, greenery and washing the environment. The garden is enriched with 14 trees (fig, olive, fruit trees...) Next to the house there is a concrete swimming pool with a surface area of approx. 50m². which is covered with mosaic tiles with a pebble beach at the entrance to the pool. Next to the swimming pool, under the sunbathing area, there is an equipped automatic engine room. The pool is filled through a well in the ground where fresh and sea water (brackish) is mixed. There is a pump in the well through which the pool is filled. The house has an A+ energy certificate, title deed 1/1 and is free of credit The house is fully furnished and is being sold as such. For more information, contact the agency! ID CODE: DA100062080

Additional contact info

Reference Number: 671184
Agency ref id: DA100062080