



🏠 102 m<sup>2</sup> 📍 Šibenik, Croatia 💰 475 000 EUR / 11 932 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7021</b>	Price	<b>475 000 EUR / 11 932 000 CZK</b>
Address	<b>Šibenik, Croatia</b>	Type	<b>Apartments</b>
Disposition	<b>4 + kitchenette</b>	Usable area	<b>102 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>ground floor</b>
Device	<b>Yes</b>	Parking	<b>Yes</b>
Cellar	<b>Yes</b>		

## About real estate

We offer for sale a modern apartment in a new building with fantastic views of the city near Sibenik, Croatia. The town is situated around the rugged and picturesque Sibenik Bay, into which one of the most beautiful karst rivers Krka flows. Sibenik is the administrative, economic, social and cultural centre of the region. Sibenik offers excellent conditions for water sports, with two marinas (Skradin and Solaris), diving clubs and schools.

The building has a total of three floors and there are only two residential units on each floor. On the top floor there is a spacious penthouse. The individual apartments have bedrooms, a spacious living room, kitchen with dining room, loggia or terrace. Each unit has one outdoor parking space, one garage space and a cellar.

Apartment S1 is located on the ground floor of the building and has a usable area of 128 sqm. The layout is 3+kk. The unit has a terrace with a swimming pool and a garden.

Apartment S2 is also located on the ground floor and has a usable area of 135 sqm. The layout of the apartment is 4+kk. The unit has a terrace with swimming pool and garden.

Apartment S3 on the first floor of the building has a usable area of 114 sqm with a layout of 3+kk.

Apartment S4 is also on the first floor, usable area 102 sqm. The layout is 3+kk.

Apartment S5 is located on the second floor of the building and has a usable area of 116 sqm. The layout is 4+kk.

Apartment S6 is also located on the second floor and has a usable area of 103 sqm. The layout is 3+kk.

Apartment S7, or penthouse, is located on the third, recessed floor and has a usable area of 206 sqm. It consists of three bedrooms, two bathrooms (one of which has its own sauna), a separate toilet, living room, kitchen, dining room, hallway, laundry room, dressing room, loggia and terrace.

Construction started in March 2024.

For more information contact the broker.