



105 m<sup>2</sup> Šibeník, Croatia 1 300 000 EUR / 32 513 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7578</b>	Price	<b>1 300 000 EUR / 32 513 000 CZK</b>
Address	<b>Šibeník, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>105 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>1 200 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Number of floors	<b>3</b>
Device	<b>Partly</b>	Parking	<b>Yes</b>
Terrace	<b>Yes</b>	Swimming pool	<b>Yes</b>

## About real estate

We offer for sale a unique house right by the sea, situated in the first row on the beach, in total privacy and in direct contact with nature. This exceptional property, harmoniously set in the surrounding landscape, is built in a combination of traditional Dalmatian and modern style, creating an authentic yet comfortable atmosphere for living and recreation.

The house is spread over three floors - basement, ground floor and first floor. In the basement there are technical facilities of the house, including a solar power plant with 22 solar panels of 10 kW and a water pump, which ensures energy self-sufficiency and ecological operation. On the ground floor there is a bathroom, a fully equipped kitchen with dining room and a spacious living room, from which there is direct access to the large outdoor terrace and the garden. In the garden there is a pergola with barbecue and a large table, ideal for family gatherings or get-togethers with friends. An internal staircase takes you to the first floor, where there are two comfortable bedrooms and an additional bathroom.

The whole house is tastefully furnished and fully equipped, and is being sold as is - ready for immediate use with no further investment required. In front of the house there is a beach and a spacious concrete berth for several boats, which the owners have built and renovated themselves. Thanks to this, the house offers a unique comfort for lovers of the sea and boat life, while the berth is used exclusively by the owners of this property.

Despite its secluded location, the house is superbly accessible - shops, restaurants and all amenities are only 5 to 10 minutes away. The nearest airport is within 30 kilometres, providing convenient connections to the outside world.

This property is an ideal choice for those seeking complete peace, privacy and immediate contact with the sea without having to compromise on comfort and accessibility to services.