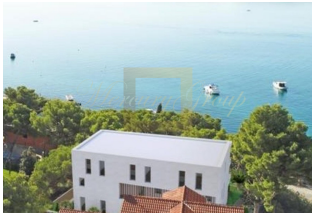




**Šibenik-area, apartment 141.6m²,
 new building with a pool 50m sea
 distance**

Croatia, Dalmatia

Price:	€ 679 415
Object type	Apartment
Market	New building
Year built	2025
Bedrooms	3
Number of rooms	3
Area	136 m ²
Category	For sale



Two-story, comfortable, three-room apartment in a new high-standard building with a swimming pool, located in an excellent position, only 50 m from the sea with an unobstructed view.

The total area of the apartment is 141.6 m², of which the closed part is 105.45 m², of which 51.15 m² is on the first floor and the outside terrace is 23 m², while the second floor is 54.3 m² and the balcony is 13.15 m².

Two garage parking spaces belong to the apartment.

On the first floor there is a living space and it consists of: an entrance hall, a kitchen with a dining room and an open living room, a toilet, and a wardrobe/storage room, next to the apartment there is a mostly covered terrace leaning against the living room.

On the second floor (second floor), which is connected to the lower floor by an internal staircase, there are two comfortable bedrooms, a shared bathroom, and a large master bedroom in the south with a bathroom, wardrobe and access to a comfortable balcony in the south.

Underfloor heating on the entire lower floor and the bathrooms on the first floor, all rooms are air-conditioned with a multi-split system.

The following equipment is planned:

- Anti-burglary entrance door - aluminum
- external carpentry: SOHO aluminum anthracite, lifting-sliding rocks
- High-class ceramic floor coverings by agreement and customer wishes, 1st-class parquet in the rooms and living room.



ID: HR-191-152532
WWW.MERCURYESTATE.COM
TEL./VIBER/WHATSAPP:
+ 37129642499

- Top quality bathroom equipment: Hansgrohe; built-in cistern, bathtub or walk-in shower.

A quiet Dalmatian place located in the suburbs of Šibenik in an ideal position in the very center of the Adriatic coast. A widely known tourist destination characterized by a rich and varied cultural and gastronomic content. Beautiful bays and beaches in the shade of pine trees make this property a desirable tourist destination ideal for vacation.

New construction, anticipated completion of works and occupancy 02/2025. I am at your disposal for any additional information

Contacts:

Alina Merca

GSM: + 37129642499

(Viber, WhatsApp)

E-mail: alina@mgroup.lv