



**Šibenik-area, apartment 148,9 m<sup>2</sup>,  
 new building with swimming pool,  
 50m from the sea**

*Croatia, Dalmatia*

<b>Price:</b>	<b>€ 719 730</b>
<b>Object type</b>	Apartment
<b>Market</b>	New building
<b>Year built</b>	2025
<b>Bedrooms</b>	3
<b>Number of rooms</b>	3
<b>Area</b>	143 m <sup>2</sup>
<b>Category</b>	For sale



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

The total area of the apartment is 148.9 m<sup>2</sup>, of which the closed part is 112.8 m<sup>2</sup>, of which the first floor is 58.8 m<sup>2</sup> and the outdoor terrace is 23 m<sup>2</sup>, while the second floor is 54.3 m<sup>2</sup> and the balcony is 13.15 m<sup>2</sup>.

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, a laundry/storage room and 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



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living room.

- 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

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