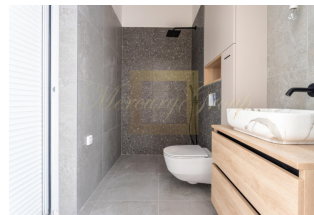




Šibenik, Bilice, modern luxury house with swimming pool

Croatia, Dalmatia

Price:	€ 649 000
Object type	House
Market	New building
Year built	2024
Bedrooms	4
Number of rooms	4
Land area	448 m2
Area	238 m2
Category	For sale



Šibenik, Bilice, luxury house with modern and attractive design, total area 238 m2, built on a plot of 448 m2. It is planned as a family villa with two separate apartments.

Basement - Area 35.83 m2, the basement includes a storage room and a machine room, ideal for storage and home maintenance.

Ground floor - Area 98.97 m2, contains entrance/hallway, bathroom, laundry room and two bedrooms. The first bedroom has its own bathroom and walk-in wardrobe, while the second is suitable for guests or children. The spacious living room with dining room is connected to the kitchen, which leads to a covered terrace with an electrically powered pergola. In front of the terrace there is a 27 m2 swimming pool, landscaped garden, summer kitchen and outdoor shower with hot water.

Floor - The internal staircase leads to the first floor with a living area of 103.42 m2. The first floor consists of an entrance/hallway, a laundry room, a third bedroom, a bathroom, a fourth bedroom with its own bathroom and walk-in wardrobe, and a spacious living room. The kitchen and dining room open onto a beautiful terrace, perfect for relaxing and enjoying the view.

Each apartment has its own entrance, and there is the possibility of connecting the ground floor and first floor with an internal staircase that leads to the basement.

The possibility of buying apartments separately, the ground floor at a price of EUR 379,000 and the first floor at EUR 279,000.

Equipment of the house:

The emphasis is on top quality materials for construction and furnishing:

- Exterior joinery made of the latest generation of aluminum joinery profiles and glass, meets the highest energy and mechanical standards.



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- Glass walls and windows have UV protection and reduce heating by 25-30%.
- Sliding rocks with double opening.
- Windows equipped with electric blinds, mosquito nets in bathrooms and bedrooms.
- Anti-burglary entrance door.
- Insulation of the house with 10 cm stone wool.
- Suspended ceilings in Knauf with built-in curtain rails (except in bathrooms and corridors).
- Discreet and modern lighting of the facade, all rooms, garden and pool.

Additional benefits:

- Custom furniture, including DOIMO CUCINE kitchen with appliances, laundry room with washer and dryer, bathroom furniture.
- Underfloor heating and underfloor cooling on water systems.
- High-quality "Florim" ceramics in all rooms.
- Staircase lined with solid wood (Natur oak parquet).
- Photovoltaic panels on the roof for 3.69 KW.
- Heat pumps and preparation for a solar boiler on the roof.
- Air conditioners, "Daikin" parapet convectors on both floors.
- Electric bathroom radiators in all bathrooms.
- Heated pool with a heat pump, lined with "Florim" ceramic tiles in a beige shade with a turquoise water effect, equipped with electrolysis for cleaning and hydromassage jets.
- Yard with three parking spaces.

This beautiful modern villa is ideal for family life, combining comfort, elegance and natural surroundings. Each apartment in the villa is carefully designed for maximum functionality and aesthetics, with large glass surfaces that allow for plenty of natural light and a beautiful view of the surrounding nature.

Bilice is known for its peaceful and relaxing environment, ideal for families and all those looking for an escape from the hustle and bustle of the city. The proximity of Šibenik enables quick access to shops, schools, restaurants and other necessary facilities.

Other information on request.

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