



Šibenik, Kaprije, project of a modern villa in an oasis of peace

Croatia, Islands of the Adriatic sea

Price:	€ 1 100 000
Object type	House
Market	New building
Bedrooms	4
Number of rooms	4
Land area	3300 m2
Area	250 m2
Category	For sale



This modern low-energy villa, located only 100 meters from the crystal clear sea, offers an unobstructed panoramic view of the sea and the nearby islands, providing the perfect combination of luxury and nature.

Designed for a comfortable stay of eight people, the villa is spread over three floors and includes a total of 192 m2 net area. Each of the four bedrooms has its own bathroom, toilet and terrace. Additional features include a 10x5 m infinity pool, underfloor heating and a solar power plant on the roof. Located on a plot of 3,300 m2, this villa is an ideal place for those looking for exclusivity and privacy.

Net area: 192 m2

Number of floors: 3 (ground floor, 1st floor and 2nd floor)

Number of bedrooms: 4 (each with private bathroom, toilet and terrace)

Additional amenities: infinity pool measuring 10x5 m, underfloor heating, solar power plant

Maximum dimensions: 13 x 14.7 m

Height of the building: 9.50 m

The building was designed with an emphasis on high-quality materials and technologies that ensure efficiency and durability, including reinforced concrete, wooden frames, PVC windows and natural stone. The complex offers potential for additional development, such as the construction of a tennis court or a Mediterranean garden on the remaining 2,600 m2 of land.

There are three bedrooms on the ground floor, each with its own bathroom and private terrace, providing isolation and privacy. The first floor of the villa is decorated with spacious open spaces that include a living room, dining room and kitchen, with direct access to the covered terrace and pool. On the second floor there are additional living spaces with spacious terraces that allow maximum enjoyment of the spectacular sea view, making this floor an ideal place for relaxation and socializing.

Enjoy the exclusive outdoor area, which includes a spacious terrace with a pool and deck chairs, an ideal place



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+ 37129642499

for relaxation and socializing.

Kaprije, an island known for its natural beauty and peace, located between the National Parks of Krka and Kornati, offers an unforgettable experience far from the hustle and bustle of the city. The island is easily accessible by boat from Vodice or Tribunj (10 min drive) or by ferry from Šibenik, and its sheltered bay is ideal for boaters.

Price: The villa is sold turnkey, with high-quality furniture.

Deadline for construction: 6 - 8 months from the signing of the preliminary purchase agreement.

This exclusive property represents an ideal opportunity for those looking for luxury in harmony with nature and provides deep rest and relaxation. All the necessary permits have already been obtained, and thanks to the flexibility in the choice of materials, you have the opportunity to personalize your new home according to your own preferences.

For all other information on request.

Contacts:

Alina Merca

GSM: + 37129642499

(Viber, WhatsApp)

E-mail: alina@mgroup.lv