



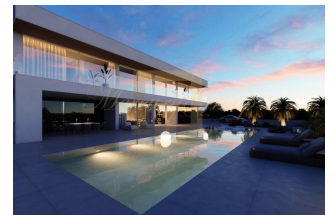
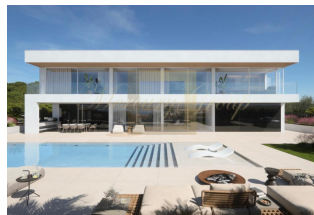
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Vodice, top-quality equipped and furnished luxury newly built villa

Croatia, Dalmatia

Price:	€ 3 350 000
Object type	House
Market	New building
Year built	2024
Bedrooms	4
Number of rooms	4
Land area	864 m2
Area	550 m2
Category	For sale



Unique villa with an area of 550 m² on a plot of 864 m². It consists of a basement, ground floor, spacious garden, and first floor.

The basement, with a total area of 91 m², includes a fitness area, jacuzzi, wellness area, shower, machinery room, and a compensatory pool.

BASEMENT equipment: Technogym fitness (mirrors on all three walls): elliptical, bike, treadmill, home bench, Hexagon weights 12.5 kg - 20 kg, TV.

Spa: Treesse Ghost Zen Pro jacuzzi for 8 people, Finnish sauna, Turkish sauna, shower (Hansgrohe Rainfinity 360), Grattoni Joy lounge, Bose built-in sound system, Irisceramica Luce, Mitsubishi recuperator.

The ground floor has a total area of 151.70 m² and includes an entrance area, WC, living room, kitchen, dining room, laundry room, garage for a car, and a covered entrance.

GROUND FLOOR equipment: Refin Playmatbela ceramics, custom kitchen by Mizarstvo Zupanc, Fenix anti-fingerprint, Bora Professional 3.0 (gas + induction), Bora X Bo steam oven, Bora cookware, Liebherr fridge and freezer with electric motor opening, 8x Caligaris dining tables etc.

The spacious garden features 219.50 m² of green space, a summer kitchen, covered terrace, pool of 75 m², and sunbathing area.

GARDEN equipment: STO Milano facade with 20 cm insulation, 2x built-in trampoline BERG Ø270 cm, 8 canary palms, various Mediterranean herbs, irrigation system, custom summer kitchen with Kenyon electric stove and sink, summer dining table and chairs by Gandiabrasco, Dahua video surveillance, Ajax alarm system (motion,



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smoke, gas, CO2 sensors), Dahua intercom (biometric entry - face, fingerprint; QR code, chip, bracelet)...

The first floor has a total area of 187.60 m² and features four spacious bedrooms. Each bedroom has its own bathroom, and the master bedroom also includes a walk-in closet.

FIRST FLOOR equipment: Weitzer oak brushed and oiled parquet, roof window 360x120, motorized opening, Ditre Flann 2.0 beds, 1x Hansgrohe Rainfinity 360 shower, custom Corian countertop in matte white with two sinks, 2x Vitra wall-mounted sensor faucets, separate WC with ventilation, custom motorized blackout curtains (remote, switch, touch), Refin Keramika Feel White Strutturato in the bathroom, underfloor heating and Mitsubishi recuperator, custom wardrobe.

GENERAL equipment: TKE elevator with black glass and mirror, Mitsubishi split air conditioning system with discreet ducted diffuser in all rooms, Vessmann water tank, Aquahome 30 Smart water softener, all rooms have access to a balcony - with optiwhite glass (railing) and integrated LED light in the lower channel, mirror extending from the basement to the top, Alumil S650 sliding doors with double glazing, city water, bio pit with purifier, pre-preparation for city sewerage, villa constructed with reinforced waterproof concrete, basement is waterproofed with Voltex.

Located in a beautiful, quiet, and attractive area in the city of Vodice, just about 15 minutes by car from the city of Šibenik.

For more information, please inquire.

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