

## VODICE, moderna namještena kuća, pogled na more, bazen, Vodice, House



### Seller Info

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 About us:

The licenced agency Fidius Broker with its seat at the address Ćirila i Metoda 1a, 22211 Vodice, deals with the mediation in sale and purchase of the real-estates and boats.

The agency was founded in 2004, and it operates mainly in the area of Vodice, Srma, Tribunj and in the surroundings, as well as in other places of Šibenik-Knin County.

If you are thinking about the sale or purchase of a house, a flat/an apartment, a construction or agricultural plot of land or a plot of land for any other purpose, as well as office premises, contact us with trust.

If you are thinking of buying or selling any kind of boat, such as sailing or motor boat, a yacht or

a catamaran, you are at the right place. We will help you in making your decision and guide you easily through the whole sale and purchase process.

Our wish is to provide our clients with a quality and fair service, thanks to our long-time experience, both in the world of real-estates and in the world of boats, nautical tourism and tourism in general.

We cooperate with experts in law, architecture, civil engineering, insurance, as well as in the vessel maintenance.

If you are looking for something what hasn't been advertised on our web sites yet, feel free to contact us and we will try to help you.

Reg No.: 36/2009

## Listing details

### Common

Title:	VODICE, moderna namještena kuća, pogled na more, bazen
Property for:	Sale
House type:	semi-detached
Property area:	159 m <sup>2</sup>
Lot Size:	127 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	6
Bathrooms:	5
Price:	560,000.00 €
Updated:	Apr 11, 2024

### Condition

Newbuild:	yes
Built:	2022

## Location

Country:	Croatia
State/Region/Province:	Šibensko-kninska županija
City:	Vodice
City area:	Vodice
ZIP code:	22211

## Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes



## Parking

Number of parking spaces:	2
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## Description

Description:	<p>VODICE - A modern furnished semi-detached house with a swimming pool and a beautiful view of the sea and the city is for sale! It is located on a hill, in a quiet environment, in the neighborhood are luxurious, modern villas, which gives this part of the city an impression of safety, orderliness and privacy. Only 700 meters from the beach and 900 meters from the city center, it allows you to get away from the city crowd and stress, yet you are only a few minutes away from all the amenities that Vodice has to offer. One of the biggest advantages of this property is the three-story layout, which provides more privacy and more living space. The house has a beautiful outdoor terrace, ideal for relaxation. An additional advantage is the swimming pool and a large private yard. The property is suitable for staying throughout the calendar year, but has great potential for tourist rental. The house of modern architecture was built in 2022 according to the latest construction standards and is equipped with top-quality materials and devices: Styrofoam facade, ALU PVC carpentry in anthracite color, anti-burglary entrance door, electric shutters with mosquito nets, ceramic floor coverings, quality sanitary ware, air conditioning system in all rooms, intercom, video surveillance, underfloor heating, heat pump for the house and for the pool. The surroundings and the parking lot are landscaped and paved with concrete paving, where there is space for parking several cars. An additional advantage is that the house has a charging port for electric cars. The house has a total usable area of 159.35 m2 and consists of three floors: basement + ground floor + first floor. In the basement there is a storage room, a bedroom, a summer kitchen with access to a spacious covered terrace of 24.65 m2 and a yard where there is a swimming pool of 16.4 m2 with a sunbathing area and an outdoor shower. The internal staircase leads to the ground floor, where the living area is located: hallway, loggia of 4.44 m2, bathroom,</p>
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kitchen with dining room and living room, which is glazed on two sides, which gives this space additional light and a view of the sea. The first floor is also reached by an internal staircase where there is a hallway and three bedrooms with private bathrooms, two of which have a beautiful view of the sea. The property is completely decorated and furnished - ready to move in immediately. The price is €560,000 (VAT included - the buyer is exempt from paying 3% real estate sales tax). For more information, contact us by phone or e-mail. ID CODE: H-165-N

### Additional contact info

Reference Number: 589057  
Agency ref id: H-165-N