







Code :	SAH2473
Location :	Šibenik
Building size :	125 m2
Lot size :	400 m2
Distance from sea :	40 m
Number of rooms :	3
Year of built :	2026
Heating :	heat pump
Energy efficiency :	processing

Price :	449.000 €

Makler-Courtage von 3% zzgl. den gesetzlichen Mwst ist bei Vertragsabschluss fällig.

Holiday home semi-detached villa - 2nd row by the sea-- Pool

Exclusive Semi-Detached Villa in the Second Row from the Sea – Šibenik
Luxurious Investment Property with Pool | 40 m to the Beach | Sea View

Property Description
This high-quality semi-detached villa, built in a modern style, is located in the second row from the sea, just 40 meters from the beach and harbor. The property boasts first-class construction quality, a well-designed floor plan, and numerous optional extras.

The villa will be handed over turnkey. Early purchase allows you to customize the interior details, materials, and color scheme.

Thanks to its excellent location and features, this property is ideal as an exclusive vacation home and a high-yield investment.
... Location
Šibenik, Croatia
Strategically located between Split and Zadar airports
Quiet, maritime setting overlooking a small fishing bay
New marina with approximately 120 berths is under construction just 300 m away (completion expected by the end of next year)
All essential amenities are within easy reach:
Cafés, restaurants, shops, ATM, hairdresser (approx. 200 m)
Doctor & pharmacy (approx. 800 m)
Planned: Croatia's first 18-hole golf resort, including a 5-star hotel and upscale restaurants
→ High potential for value appreciation

Property & Area
Plot: approx. 400 m²
Living area: approx. 125 m²
2 full floors (ground floor + upper floor)
2 parking spaces

Garden with fully automated pool
Layout
Ground Floor
Spacious living and dining area
Open, modern Kitchen
Guest WC
Utility/Housekeeping Room
Direct access to the terrace, garden, and pool
Upper Floor
Optional 2 or 3 bedrooms
2 modern bathrooms
Access to the terrace with sea and harbor views

Standard Features
Turnkey handover
Fully air-conditioned house
Air conditioning in every room
Electronically automated pool
Sea view
Only 40 m to the beach/harbor
High-quality construction and finish

Return on Investment
Ideal for high-end, individual holiday rentals
Expected rental income: at least approx. €60,000 per annum

Exclusive rental, maintenance, and property management services can be fully provided upon request.

Purchase processing and tax advice are handled through local German-speaking partners.

Extensive experience gained through existing resorts and villas in the region.

Additional occupancy through our own boat rental and other on-site offerings.

Purchase price: €449,000 per semi-detached house (turnkey).
Partial financing is available.

Both semi-detached houses are available.

Optional extras:

Furniture package including high-quality kitchen and bathroom fittings, hotel-style beds: €39,000
Heating package (underfloor heating + heat pump): €15,900
Suspended ceilings with integrated spotlights and air conditioning system: €18,900
Pool heating and cooling (heat pump): €6,900
Garden irrigation system: €2,800
Entrance doors with barcode key system: €2,800

Triple-glazed windows with mirrored coating: €8,900 €
Further special requests can be accommodated individually.

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