

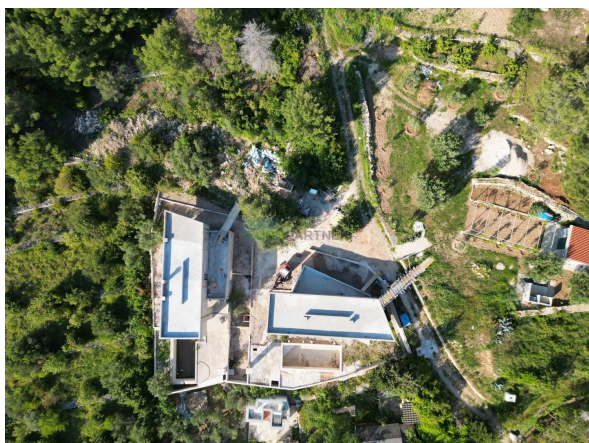
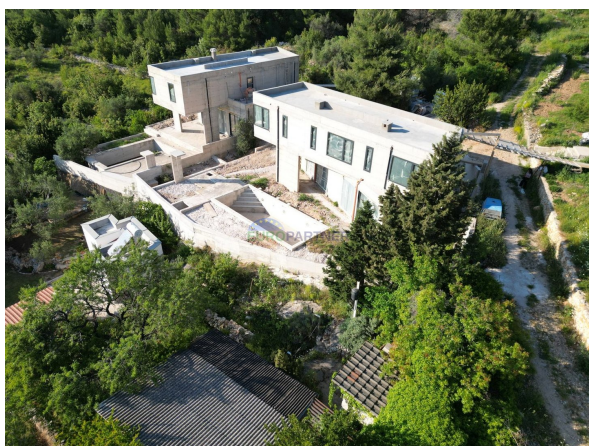
EURO PARTNER

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Code :	00358
Location :	Šibenik
Building area :	181 m2
Land area :	450 m2
Number of bedrooms :	3
Number of bathrooms :	3
Number of toilets :	4
Orientation :	South-West

Price : 1.350.000 €

BUILDING

Number of rooms :	4
Number of floors :	1
Energy class :	in preparation
Year of construction :	2025
Condition :	Newly built

AMENITIES

Sea view :	Yes
Balcony :	Yes
Loggia :	Yes
Pool :	Yes

HEATING & COOLING

Air conditioning :	Yes
Underfloor heating :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes

DOCUMENTATION

Building permit :	Yes
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For sale is a modern villa with a swimming pool, on the car-free island of Prvić. The villa is built on a plot of land of 438 m2 and has a beautiful view of the sea and the surrounding islands. It consists of two floors, a ground floor and an upper floor. On the ground floor there is a kitchen, dining room, living room, bathroom, wellness room, covered and uncovered terrace, and a swimming pool of approx. 30 m2. On the first floor there is a hallway, 3 bedrooms, 3 bathrooms and an uncovered terrace. This property is under construction, and the current phase is the completion of concrete works, installation of aluminum openings and installations in the building. Since this is a car-free island, peace is guaranteed, but the execution of the works is very demanding. The island of Prvić is approx. 800 m from the mainland. It is famous for the fact that there are no cars on it, and it is also famous for Faust Vrančić, the inventor of the parachute and a Renaissance genius with many other inventions and ideas. The memorial center is located in Prvić Luka. The very beautiful nature without cars and the pleasant climate, in conjunction with good boat connections, certainly contribute greatly to a



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pleasant stay on this extremely attractive island.

Dear Buyers, property viewings are possible upon prior signing of a viewing record, which serves as the basis for any further steps related to the purchase process and for the calculation of the agency fee in accordance with applicable law. As an authorised real estate broker, EURO PARTNER d.o.o. charges the buyer a brokerage fee of 3% + VAT of the agreed purchase price upon conclusion of the preliminary agreement or sale contract.