



## ŠIBENIK, VODICE - Duplex with pool and permanent, open view



### Info Agente

Nombre:	ArKadia
Nombre empresa:	
País:	Reino Unido
Teléfono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 582,388.34

### Ubicación

País:	Croacia
Estado/Región/Provincia:	Sibenik-Knin
Ciudad:	Vodice
Publicado:	27/03/2026
Descripción:	
Location:	Šibensko-kninska županija, Vodice, Vodice.

ŠIBENIK, VODICE – Duplex with a pool and a permanent, open view

From the DUX offer we highlight!!!

There are properties that offer a view... and there are those that offer the certainty that this view will remain unquestioned in the long term. This is precisely one of the things that makes this house special.

Situated on an elevated location with an already built-up area in front, this modern duplex house offers an open view of the sea and the archipelago – without the risk of future construction that could disrupt it. Such a combination is a rarity on the market today and a long-term value that is difficult to replace.

Three carefully organized floors create a natural rhythm of life: mornings begin on a sunny terrace with a sea view, days take place by the pool and outdoor living, while evenings bring peace and sunsets that leave a strong impression.

With four bedrooms and a separate residential unit on the first floor, the property easily adapts to different lifestyles – whether you are looking for a family home, a holiday home or an investment that allows for a combination of private use and tourist rental.



Additional security for the purchase is provided by proper documentation, a use permit and the possibility of financing through a loan, while the fact that the seller is a legal entity represents a significant financial advantage - the buyer does not pay real estate tax.

In the current offer of Vodice, such a combination of unquestionable views, quality new construction and secure purchase conditions is rarely found, which is why such properties quickly find their buyer.

## BASIC INFORMATION

- property type: duplex with swimming pool
- internal living area: 146.64 m<sup>2</sup>
- usable area: 169.89 m<sup>2</sup>
- garden: approx. 170 m<sup>2</sup>
- number of rooms / bedrooms: 6 / 4
- year of construction: 2026
- orientation: south
- location: Vodice

## LAYOUT

The house is organized over three floors connected by an internal staircase, with clearly defined daily life and privacy zones:

### Basement:

- spacious open space living room, kitchen and dining room
- direct access to the covered terrace and courtyard with swimming pool - perfect for outdoor living
- bathroom
- storage room under the stairs

### Ground floor:

- three bedrooms
- additional bathroom
- master bedroom with private bathroom
- two bedrooms with stunning sea views

### 1st floor:

- separate living unit / apartment
- open space living room with kitchen and dining room
- terrace with panoramic sea view
- bedroom and bathroom

## BUILDING QUALITY AND EQUIPMENT

- 10 cm thermal facade
- GEALAN PVC joinery
- underfloor heating in bathrooms
- air conditioners in all rooms



- energy class A+
- video surveillance
- 26 m<sup>2</sup> swimming pool (electrolysis)

## YARD AND OUTDOOR AREA

- landscaped yard approx. 170 m<sup>2</sup>
- swimming pool with technical room
- covered terraces (basement and first floor) with open sea view
- horticulture with olive trees and Mediterranean greenery for additional privacy
- 2 parking spaces, with the practical possibility of parking a larger number of vehicles

## LOCATION

Situated in a newer, urbanized part of Vodice, this property offers a quiet and increasingly sought-after environment, ideal for everyday life or year-round living.

The proximity of the center of Tribunj and Vodice allows quick access to restaurants, marinas and all amenities, while the microlocation itself maintains privacy and a sense of seclusion.

- sea: 700 m
- beach: 700 m
- center of Vodice: 1.5 km
- center of Tribunj: 1.5 km
- Šibenik: 15 km
- shop: 650 m
- school / kindergarten: 1.2 km
- NP Krka: 25 km
- Split airport: 65 km
- Zadar airport: 60 km
- highway: 17 km

The elevated terrain and the already built environment guarantee the most important thing – a view that remains and a value that lasts.

## FOR WHOM IS THE PROPERTY IDEAL

For buyers looking for a combination of a secure view, new construction and a functional layout, with the possibility of using the floors separately as separate residential units or tourist rentals.

For additional information and a viewing appointment, we are at your disposal.

Dear clients, the agency commission is charged in accordance with the General Terms and Conditions:  
[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja)

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Fabricado: 2026

## Común

Dormitorios: 4

Baños: 4

Pies cuadrados terminados: 169.89 m<sup>2</sup>

Tamaño del lote: 170 m<sup>2</sup>

## Room details

Total rooms: 6

## Building details

Parking: Sí

Outdoor Amenities: Pool

Número de plantas: 2

## Lease terms

Date Available:

## Información adicional

URL sitio web: [http://www.arkadia.com/IOUL-T25461/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/IOUL-T25461/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

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