



DALMATIA, ŠIBENIK - Luxury villa with swimming pool, soccer field and sauna



Agent Info

Name:	ArKadia
Company Name:	
Country:	United Kingdom
Phone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale

Location

Country:	Croatia
State/Region/Province:	Sibensko-Kninska Zupanija
City:	Šibenik
Posted:	Mar 30, 2026
Description:	
Location:	Šibensko-kninska županija, Šibenik, Grad.

DALMATIA, ŠIBENIK - Luxury villa with swimming pool, soccer field and sauna

We proudly present this highly luxurious family villa located in one of the most luxurious settlements on the southern part of the Dalmatian coast. It is bathed in the sun and decorated with greenery. Thus, just a few short minutes of easy driving or walking from the center and beautiful beaches, this unmissable villa is located, worth every bit of your attention. What distinguishes this property from all the others is the fact that it was built from the beginning as a private oasis of peace for the needs of the owner and his family, which at the same time confirms the quality of all the work performed, the high level of quality of every material used, highly valuable and unique furniture, and so does the organization of the interior space with the courtyard of the villa. The goal was to ensure the maximum level of comfort and functionality in each of the rooms of the villa. In addition to all that was mentioned, the location of the villa was carefully chosen in order to satisfy the need for peace, privacy and luxury that the owners were striving for, while in addition it makes living and staying in the villa simple due to the proximity of the necessary facilities such as shops, restaurants, schools, walks, numerous walks beach and the like. Join us in the story of this rare and valuable opportunity, one of the most attractive villas on this part of the coast.

PROPERTY DESCRIPTION: Only 180 m from the landscaped beach and the crystal clear sea is this high-quality detached family villa consisting of a total of 360.75 m2 of living space, which extends over two floors, and which is located on a landscaped and maintained plots. Upon entering the villa, we are first greeted by a graceful and luxurious lobby full of natural light with a space for a wardrobe, which



then leads us into the living area of the ground floor, designed as an open space. In this part of the villa, a comfortable and spacious living room dominates, which is decorated with large glass walls, with the help of which the space is flooded with daylight, which conveys a feeling of luxury, warmth of the space and its airiness. Likewise, direct access to the covered summer terrace and a view of the larger pool opens through the same glass walls. In addition to the living room, there is also a dining area, large enough for the whole family, as well as a slightly separate and slightly more private, modern, bright kitchen equipped with top Italian elements, chosen exclusively for this villa. An additional living room and a fireplace are located in the second part of the ground floor. An internal staircase leads to the middle floor, where there is a spacious gym for all sports fans and a billiards room for hanging out with friends and family. In the second part, there is also a spa zone for relaxation, which has a sauna and a private bathroom. Through the corridor we reach the part where there is a boiler room, a storage room and a laundry room. An elegant internal staircase leads to the first floor of the villa, where there are four spacious bedrooms, each of which has its own bathroom, while the master bedroom has its own terrace. In addition, each bedroom has an incredible panoramic view of the endless sea and the Dalmatian islands. And so we take the internal staircase to the roof where there is a luxurious jacuzzi where you can enjoy the impeccable view with a glass of your favorite sparkling wine. It is a villa that was built exclusively for the needs of the owner, and which was decorated with the help of top designers so that the villa exudes luxury and remains timeless. Thus, the owners paid attention to absolutely every detail, while maximum attention was paid to the comfort and functionality of each room. In the same way, the owners paid a lot of attention to the spacious garden, which is completely fenced and hidden from all eyes, with a maximum sense of privacy and peace. The courtyard of the villa is decorated in the most luxurious way, which shows a private playground and a park for children, while all the content located in the courtyard of the villa is connected by picturesque paths. Thus, a spacious swimming pool with a sunbathing area is located in the garden, and a special detail of the pool is that, given its location on the field, the construction of the field and the view towards the sea, it provides a feeling of endless connection with the sea and the islands. During the warm summer months, you have the opportunity to spend your time in a separate summer kitchen of larger dimensions with a real Istrian fireplace and a functional kitchen, as well as seating. There is also an additional apartment of 49.50 m² in the garden, which consists of a living room, a kitchen and a dining room. While in the second part there is a bedroom and a bathroom. **ADDITIONAL INFORMATION;** *Solar power plant *The yard and the environment are complete with indirect lighting that can be controlled remotely *The entire building has underfloor heating and cooling, each room has its own thermostat (with the possibility of remote control) heat pump *All rooms have air conditioners *The building has a water softener in the boiler room, the water in the house is without limescale *All furniture is made to measure *The facility and the environment are fully covered with video surveillance *The facility has a Paradox alarm system installed *The pool is heated by its own heat pump, overflow (infinity) and for cleanliness is ensured by electrolysis of salt water with the possibility of remote control *All carpentry is PVC+ALU (PVC inside, ALU outside) with integrated mosquito nets and electric shutters *The complete environment is under flowers/plants, automatically irrigated **LOCATION DESCRIPTION;** As it is a highly luxurious villa, we must note that the owners have chosen an ideal location that suits this kind of villa and completes its mission. The family atmosphere extends through the entire settlement, while everything necessary for a safe daily life is in the immediate vicinity. The mild Mediterranean climate and hilly landscape create a special feeling during your stay in this area, the clean and fresh air as well as the open view simply take away any form of stress and effort, and convey a feeling of luxury and privilege. In short, this is a special property worthy of your attention. Feel free to contact us because we will be happy to help you in case of any additional questions, necessary



information or wish to organize an appointment to view the property.

Dear clients, the agency commission is charged in accordance with the General Business Conditions:
www.dux-nekretnine.hr/opci-uvjeti-poslovanja

ID CODE: 46100

Lejla Jajčanin
Agent s licencom
Mob: +385 91 934 2513
Tel: +385 91 480 8808
E-mail: lejla@dux-nekretnine.hr
www.dux-dalmacija.com

Ivan Bego
Agent pripravnik
Mob: +385 91 312 1121
Tel: +385 91 480 8808
E-mail: ivan@dux-dalmacija.com
www.dux-nekretnine.hr
Built: 2023

Common

Bedrooms: 5
Bathrooms: 8
Finished sq. ft.: 360.75 sq m
Lot Size: 890 sq m

Room details

Total rooms: 12

Building details

Parking: Yes
Outdoor Amenities: Pool
Number of Floors: 1

Rental details

Furnished: Yes

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/IOUL-T25367/?utm_campaign=multicast&utm_medium=web&utm_source=I



IMLIX

IMLIX Real Estate Marketplace
<https://www.imlix.com/>

MLIX.COM

Contact information

IMLIX ID:

660751

