



## ŠIBENIK, VODICE – 3 bedrooms + possibility of 6, plot 920 m<sup>2</sup>



### 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
Price:	USD 692,357.97

### Location

Country:	Croatia
State/Region/Province:	Sibensko-Kninska Zupanija
City:	Vodice
Posted:	Mar 31, 2026

Description:

Location: Šibensko-kninska županija, Vodice, Vodice.

ŠIBENIK, VODICE – 3 SJ + possibility of 6, plot 920 m<sup>2</sup>

From the DUX offer, we highlight a rare opportunity on the Vodice market – a property that combines a spacious plot, a functional layout and a strong investment potential.

On a plot of approximately 920 m<sup>2</sup>, there is a house with several already formed residential units, with a conceptual design and the process of obtaining a building permit for the extension of an additional floor with 3 more apartments.

Already in its current state, the property allows for the organization of several separate units with separate entrances, which provides exceptional flexibility – whether for tourist or long-term rental, or for a combination of own residence and additional income.

By extending the additional floor, the possibility of forming a total of 6 residential units opens up, which gives this property a clear and strong investment direction. In the context of increasingly fewer available larger plots in newer parts of Vodice, this opportunity is becoming increasingly rare on the market.

### BASIC INFORMATION



- property type: house with 3 residential units
- gross area: 222 m<sup>2</sup>
- plot: approx. 920 m<sup>2</sup>
- number of rooms / bedrooms: 7 / 4
- year of construction: 2010
- orientation: south - southeast
- location: Vodice, newer part of the settlement

## LAYOUT

The property is organized as several separate units with separate entrances, which allows maximum flexibility of use:

- 2 one-bedroom apartments with their own terraces
- 2 bedrooms with bathrooms and private entrances
- separate living area (kitchen, dining room and living room) with private entrance
- additional toilet with separate entrance
- common communication area
- spacious terrace connecting several units

## BUILDING QUALITY AND EQUIPMENT

- facade with thermal insulation + additional internal insulation (mineral wool) - comfortable temperature throughout the year and lower energy costs
- PVC joinery
- air conditioning (heating and cooling)
- additional heaters
- sold furnished

The combination of built-in materials and equipment allows for a comfortable stay and functionality without the need for major additional investments.

## YARD AND OUTDOOR SPACE

- plot of approximately 920 m<sup>2</sup>
- garden of approximately 700 m<sup>2</sup>
- covered and uncovered terraces
- 2 covered parking spaces
- 5–6 additional uncovered parking spaces

The spacious garden offers numerous possibilities - from arranging a Mediterranean garden and a relaxation area to additional facilities such as a swimming pool or tourist facilities.

## LOCATION

The property is located in a newer, quieter part of Vodice with mostly newer construction and less tourist crowds, which makes it ideal for everyday life and long-term stays.

The proximity to the center, shops, schools and main roads allows for easy everyday organization of life, while good transport connections further increase the functionality of the property - especially in the context of tourist rental and frequent arrival of guests.

- sea: 1.5 km
- beach: 2 km



- Vodice center: 1.5 km
- Šibenik: 13.5 km
- shop: 700 m
- school / kindergarten: 1.6 km
- Krka National Park: 22 km
- Split airport: 62 km
- Zadar airport: 60 km
- highway: 16.5 km

## WHO IS THE PROPERTY IDEAL FOR

An ideal opportunity for buyers looking for a combination of quality living space and secure investment potential - either through rental or further development.

For additional information and to arrange a viewing appointment, please feel free to contact us.

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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Built: 2010

## Common

Bedrooms:	4
Bathrooms:	4
Finished sq. ft.:	222 sq m
Lot Size:	720 sq m

## Room details

Total rooms:	7
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## Building details

Parking:	Yes
Number of Floors:	2

## Rental details

Furnished:	Yes
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## Lease terms

Date Available:



## **Additional information**

Website URL:

[http://www.arkadia.com/IOUL-T25537/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/IOUL-T25537/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

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