



## ŠIBENIK, CRNICA – Duplex apartment with view and garage, 250 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 727,562.62

### Location

Country: Croatia  
State/Region/Province: Šibensko-Kninska Zupanija  
City: Šibenik  
Posted: Apr 04, 2026

Description:  
Location: Šibensko-kninska županija, Šibenik, Crnica.

ŠIBENIK, CRNICA – Duplex apartment with a view and a garage, 250 m<sup>2</sup>

Sea. City. Fortresses. Everything at your fingertips.

In an exceptional location in Šibenik, there is a two-story house (208 m<sup>2</sup>) that combines privacy, comfort and a spectacular view that cannot be blocked.

Two separate living spaces. There is also the possibility of organizing the space into two separate apartments (one-bedroom and two-bedroom), which further increases the value of this property. Ideal for living or tourist rental.

Layout:

Ground floor (73.41 m<sup>2</sup>):

three bedrooms, including a larger bedroom with a dressing room  
bathroom

balcony with sea and city views (8.87 m<sup>2</sup>)

First floor (134.90 m<sup>2</sup>):

open-plan living area with lots of light



kitchen and dining room as a whole  
bathroom and additional toilet  
spacious terrace (29.41 m<sup>2</sup>) with an attractive view of the sea and the surroundings - for complete enjoyment!

Other:

garage space (22.04 m<sup>2</sup>)  
boiler room (6.06 m<sup>2</sup>)

The house is built with quality, using durable and aesthetically valuable materials:

solid oak parquet floors  
central heating system (electricity and heating oil)  
custom-made wooden joinery

Properties with views like this rarely come on the market. This is not just a house. This is a location and an experience.

In a quiet part of Šibenik, in a location that rarely appears on offer, is this spacious house that offers an open view of the sea, the city center and two Šibenik fortresses. The property is ideal for those looking for a larger family home, but also for buyers who are thinking about additional income through rental.

For more information and viewing, 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: 2005

### Common

Bedrooms:	3
Bathrooms:	1
Finished sq. ft.:	25193 sq m

### Room details

Total rooms:	4
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### Building details

Number of Garages:	1
Number of Floors:	2



## Rental details

Furnished: Yes

## Lease terms

Date Available:

## Additional information

Website URL: [http://www.arkadia.com/IOUL-T25534/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/IOUL-T25534/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 664381

