



ŠIBENIK, VODICE – 3 bedrooms + possibility of 6, plot 920 m²



Emlakçı Bilgisi

İsim:	ArKadia
Şirket Adı:	
Ülke:	United Kingdom
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Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 692,357.97

Konum

Ülke:	Croatia
Eyalet/Bölge/ Şehir:	Sibensko-Kninska Županija
Şehir/İlçe:	Vodice
Yayınlandı:	31.03.2026
Açıklama:	
Location:	Šibensko-kninska županija, Vodice, Vodice.

ŠIBENIK, VODICE – 3 SJ + possibility of 6, plot 920 m²

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 m², 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 m²
- plot: approx. 920 m²
- 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 m²
- garden of approximately 700 m²
- 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

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Yıl: 2010

Genel Bilgiler

Yatak odası: 4
Banyo: 4
Bitmiş metrekare: 222 m2
Arazi Büyüklüğü: 720 m2

Room details

Total rooms: 7

Building details

Parking: Evet
Kat Sayısı: 2

Rental details

Furnished: Evet

Lease terms

Date Available:



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Web Sitesi URL'si:

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