



# Holiday Home Nautica

ŠIBENIK

Croatia

Sotheby's

INTERNATIONAL REALTY

# Holiday Home Nautica



**LIVING AREA**  
**170 m<sup>2</sup>**



**PLOT SIZE**  
**190 m<sup>2</sup>**



**PRICE**  
**1.550.000 €**



**BATHROOMS**  
**8**



**ROOMS**  
**7**

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Holiday Home Nautica is a seafront property situated in an attractive location near Šibenik. It offers unobstructed panoramic views and direct access to the sea, providing an ideal combination of privacy and commercial potential. This area is renowned for its crystal-clear sea, lush pine forests, scenic promenades, and laid-back Mediterranean lifestyle. Unlike crowded tourist hotspots, it retains its authentic charm, making it ideal for tourist rentals or a peaceful year-round residence. The location offers easy access to the UNESCO-protected city of Šibenik, the Krka National Park, as well as popular destinations such as Primošten, Trogir, and Split. Holiday Home Nautica covers an area of 170 m<sup>2</sup> and extends over three levels. The ground floor includes a well-established restaurant that offers both indoor seating and an outdoor terrace situated right by the sea. This setup allows guests to enjoy their meals steps away from the water, providing a truly unforgettable seaside experience. The first floor includes a spacious private apartment that can be accessed through either a separate entrance or an internal staircase. This residence was exclusively used by the owners, showcasing a higher level of care and comfort. A highlight is the 45 m<sup>2</sup> covered terrace, which offers a panoramic view of the sea. It is ideal for outdoor dining, entertaining guests, or simply relaxing while enjoying the sunset over the Adriatic. The upper floors feature fully equipped apartments, each with a kitchen, bathroom, air conditioning, balcony, and stunning sea view. These units are rental-ready and offer comfortable holiday accommodation. An internal staircase leads to a private rooftop terrace featuring a swimming pool and sun deck, providing complete privacy and stunning views of the sea and coastline. With its exceptional location, direct seafront access, all necessary amenities, and stunning views, Holiday Home Nautica represents a rare investment opportunity—perfect as a luxury family residence, boutique hospitality venture, or both.

## AMENITIES

Balcony ✓

Energy certificate ✓

Furnished ✓

Parking ✓

Pool ✓

Seafront ✓

Seaview ✓

Terrace ✓

