



# Velaris Residence

ŠIBENIK

Croatia | Sotheby's  
INTERNATIONAL REALTY

# Velaris Residence



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



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



**PRICE**  
**600.000 €**



**BATHROOMS**  
**3**



**ROOMS**  
**3**

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Velaris Residence is a luxurious property in an exceptional seafront location, situated in a peaceful and picturesque coastal town near Šibenik. This exclusive residence offers a perfect retreat for those seeking to escape the hustle and bustle of the city while still enjoying proximity to important urban and cultural centers. Thanks to excellent transport connections, the international airport, modern marinas, and the historic UNESCO-protected towns of Šibenik, Split, and Trogir are all easily accessible, ensuring the perfect blend of privacy and a dynamic lifestyle. Velaris Residence exudes sophisticated architecture and impeccable construction, tailored to meet the modern demands of luxury living. For sale are two spacious duplex apartments that offer the perfect balance of elegant design, comfort, and functionality. Apartment 1 – 125 m<sup>2</sup> two-story apartment on the first and second floors The first floor includes an elegant entrance hall, a spacious open-concept living room with a modern kitchen and dining area, a walk-in closet, and a guest toilet. The living area opens onto a partially covered balcony. The second floor features a luxurious master bedroom with a private bathroom, walk-in closet, and access to a balcony with breathtaking sea views. Additionally, there are two spacious bedrooms and an additional bathroom. The apartment includes two garage parking spaces and is sold unfurnished. Asking price: €630,000 Apartment 2 – 120 m<sup>2</sup> two-story apartment on the first and second floors The first floor comprises an entrance hall, a spacious open-concept living room with a kitchen and dining area, a walk-in closet, and a guest toilet. The living area extends to a partially covered balcony. The second floor includes a master bedroom with a private bathroom, a walk-in closet, and access to a balcony with panoramic sea views. Additionally, there are two more bedrooms and an additional bathroom. The apartment comes with two garage parking spaces and is sold unfurnished. Asking price: €600,000 An additional advantage of this luxury residence is the spacious shared pool and sun deck with lounge chairs, providing the ultimate Mediterranean experience. With top-quality construction, an exceptional location, and excellent connectivity to urban centers, Velaris Residence is the perfect choice for those seeking a private family retreat on the Adriatic or investors recognizing the high potential for luxury tourist rentals.

## AMENITIES

Balcony ✓

Parking ✓

Pool ✓

Seafront ✓

Seaview ✓



