



# Villa Navisaria

ŠIBENIK

Croatia

Sotheby's

INTERNATIONAL REALTY

# Villa Navisaria



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



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



PRICE  
**1.460.000 €**



BATHROOMS  
**7**



ROOMS  
**4**

CONTACT  
**Ivana Marković**

Grljevačka 2a, 21312 Podstrana  
m: 00385 (0)916027672  
info@sothebysrealty.hr  
www.sothebysrealty.hr

Villa Navisaria is situated in a small and quiet location, just a few minutes drive from the city of Šibenik. Its location ensures tranquility, and its well-thought-out concept and architecture enable quality and luxury of living. Šibenik is one of the oldest Croatian cities on the coastline, with two UNESCO heritage sites, the cathedral of St. Jakov and the Fortress of St. Nicholas. In the summer, Šibenik is a vibrant and exciting destination for tourists from all over the world.

Another pearl of Dalmatian nature, the Krka River National Park, with its spectacular waterfalls, is nearby. Šibenik is directly connected by highway in all directions, only 60 km from International Airport in Split and 75 km from Zadar Airport. It is an ideal nautical destination due to the large number of islands and marinas in the archipelago. Villa Navisaria is situated in an ideal location, right next to the sea, in the first row to the coastline. In its immediate vicinity, there is a beach, a coffee bar, a store, and a restaurant. The neighboring plots are rich in vegetation that provides shade during the summer months. The villa extends over 290 m<sup>2</sup> of living space and consists of the lower and upper ground floors. The lower ground floor features a garage, an indoor swimming pool, two bathrooms, a storage room, a fitness room, and a smaller living room. An internal staircase leads to the upper floor. The spacious ground floor extends to 155 m<sup>2</sup> of living space. It comprises a toilet, an entrance hall, a large living room with a kitchen, and a dining room that leads to a spacious terrace. The second part of the ground floor is the sleeping area, which consists of 4 spacious en-suite bedrooms. The villa is in the final stage of construction, and only high-quality materials and equipment were used during construction.

## AMENITIES

Fitness ✓

Garden ✓

Parking ✓

Pool ✓

Seafront ✓

Seaview ✓

Terrace ✓



