



Holiday house with  
a swimming pool

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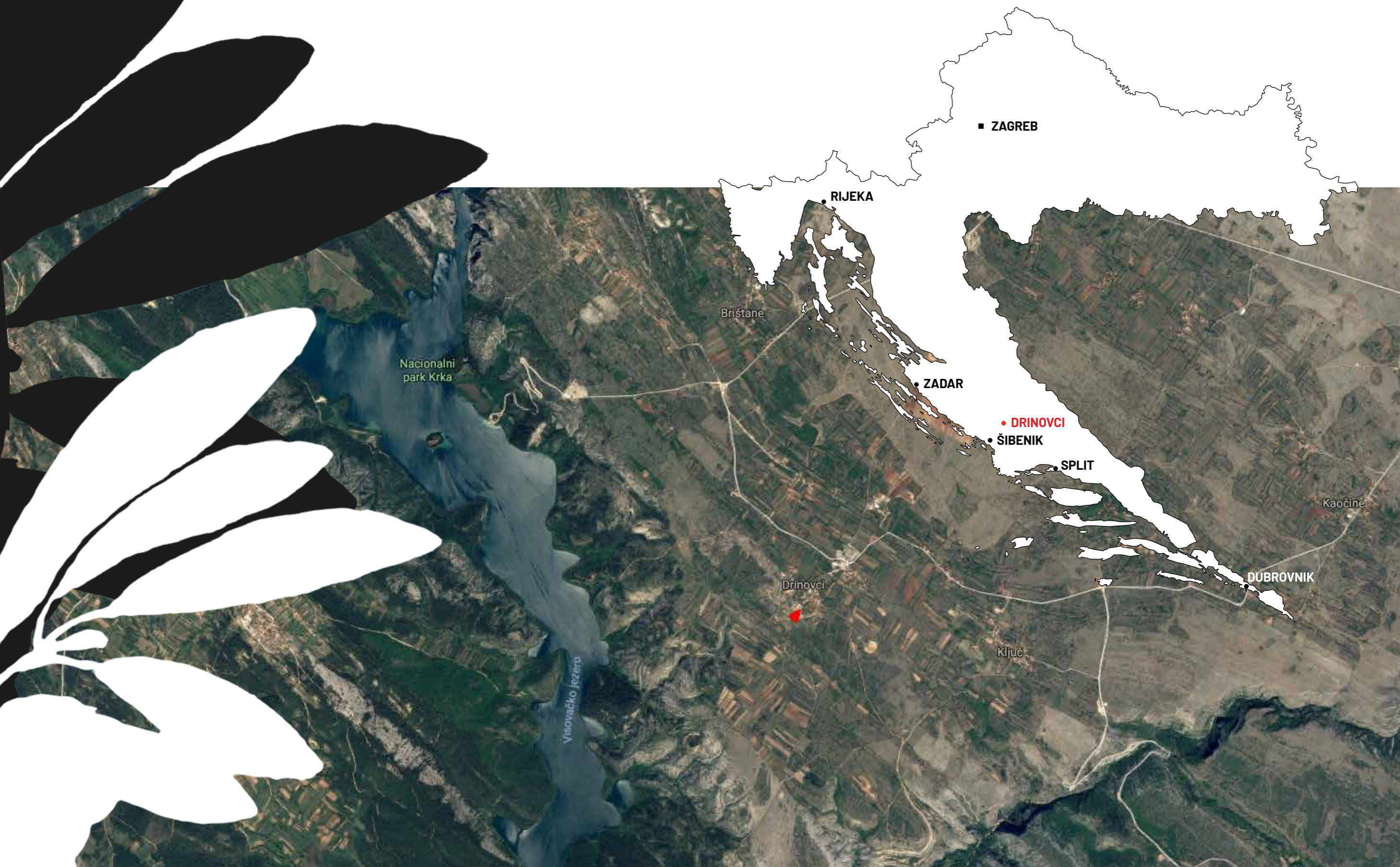
An attractive building plot with building permit for a total area of 978 m<sup>2</sup> is for sale. The plot is suitable for building a holiday home with a pool, with complete project documentation and paid contributions.



## LOCATION

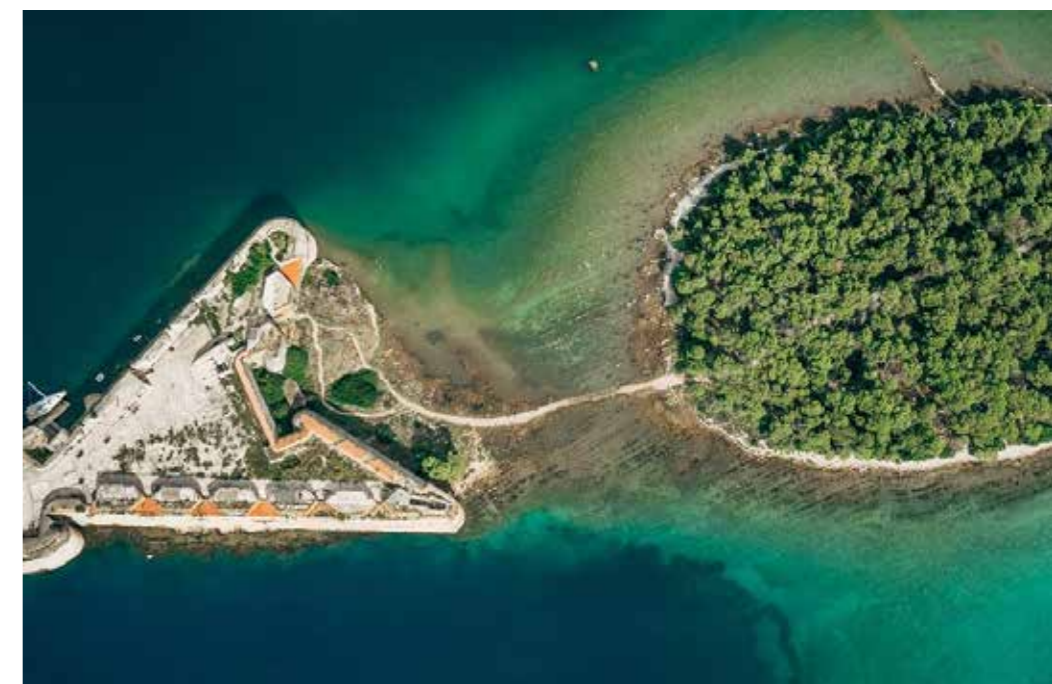
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Location Visovac - 4 km | Šibenik - 30 km | Murter - 60 km | Split Airport - 75 km | Lake Vrana (Vransko jezero) - 79 km | Zadar Airport - 99 km



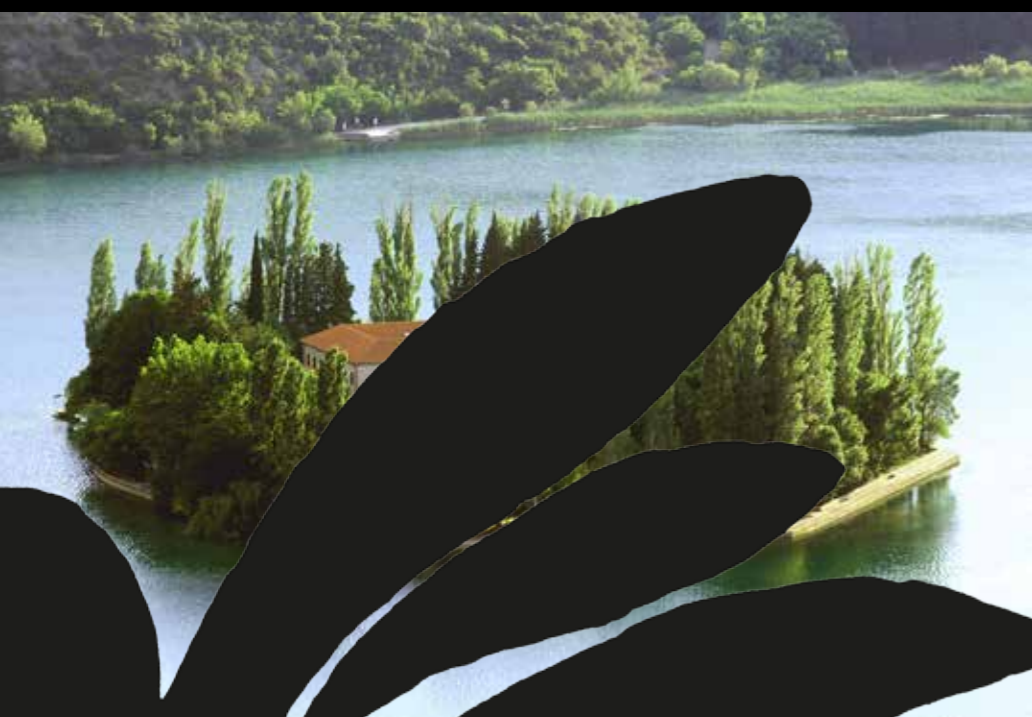
# Šibenik

City of the Croatian King Petar Krešimir IV is famous for the impressive fortresses surrounding the city and delighting with its beauty and rich history. Fortresses of St. Michael, St. Nicholas, St. John and Šubićevac have been successfully protecting the old city center from various attacks over many centuries. The most beautiful architectural work in the city of Šibenik is the cathedral known for its unique architecture whose vaults of stone ribs and interlocking stone slabs with the trefoil facade make this building the most significant sacral building in Croatia. Many Croatian greats come from Šibenik, such as writer Juraj Šižgorić, builder and sculptor Juraj Dalmatinac, and a scholar, writer, theologian and visionary Faust Vrančić who invented parachutes.



## Visovac

The most recognizable Croatian island within the Krka national park is Visovac, the pearl of Croatian cultural and natural heritage. The beautiful islet is located in Visovac Lake, and it is the ground of the ancient Franciscan monastery of Mother of Mercy and the Church of Our Lady Visovac dating back to the 17<sup>th</sup> century.



## Krka

One of Croatia's most attractive beauties, Krka National Park, is known for its numerous lakes and waterfalls. It stretches along the upper and middle course of the Krka River and the lower course of the Čikola River. Among the waterfalls of the Krka River, the most famous is Roški Slap, whose travertine barriers leave everyone breathless.



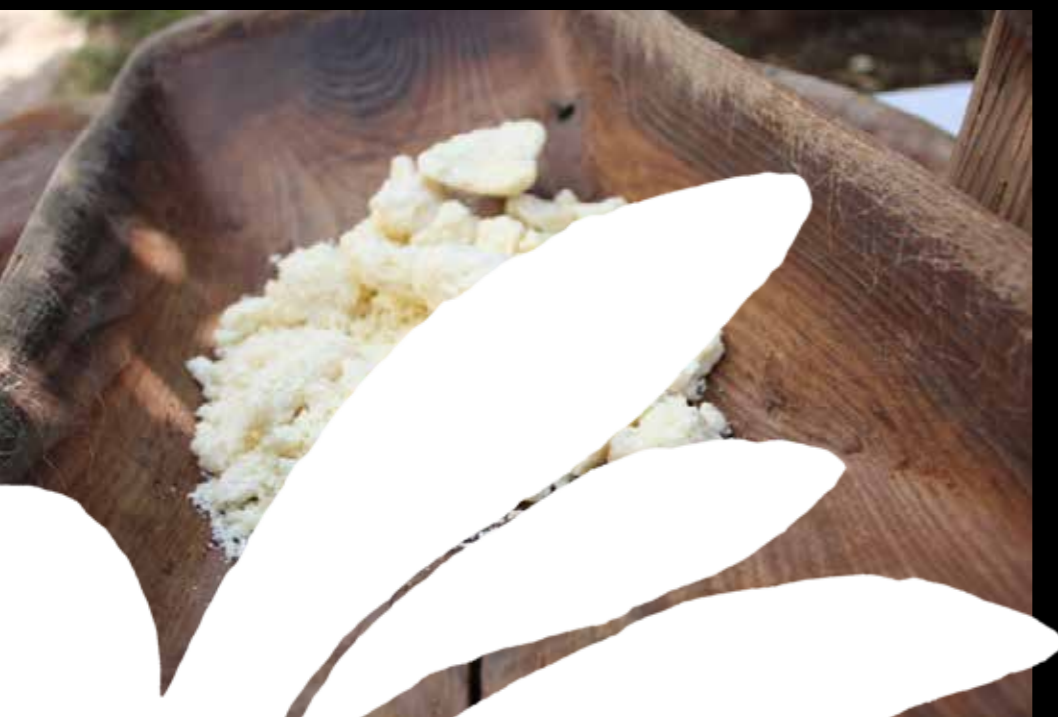
## Kornati

National park Kornati is the most indented island group in the Mediterranean. It consists of incredible 89 islets and cliffs that steal the attention of many nature lovers. Kornati are impressive because of their unique natural beauty, interesting geomorphology, hidden oases, and peaceful coves.



## Prosciutto and cheese

Pride of the Dalmatian hinterland is sure to be Driš dry-cured ham, a gastronomic specialty of a unique taste and quality obtained thanks to a special traditional processproduction and specific microclimate. And, one thing that perfectly goes with Driš prosciutto is sheep cheese, a delicacy dried in sheep's skin for forty days.



## Wine and schnapps

The taste of prosciutto and cheese will be perfectly completed with one of the finest red wines that have won numerous medals from the most prestigious classes such as Babić, Plavac, Maraštin or Prošek, and homemade liqueurs and schnapps with inevitable dry figs.



## Rožata

Šibenik rožata cake is a world famous delicacy and part of Dalmatian gastronomic heritage. Custard pudding made with eggs and milk, along with Fritule (Dalmatian donut holes) and Kroštule that are made from dough with added raisins and liqueurs, will be irresistible to all the gourmets.

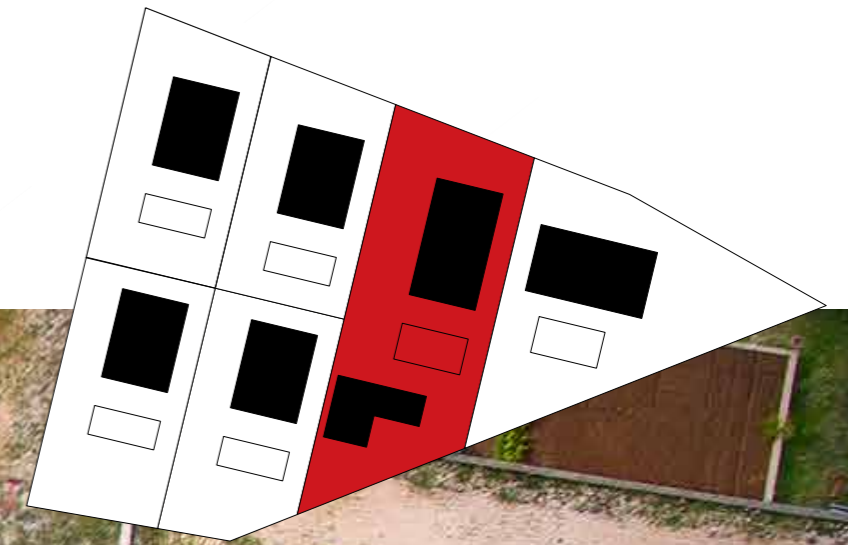


## THE SITUATION

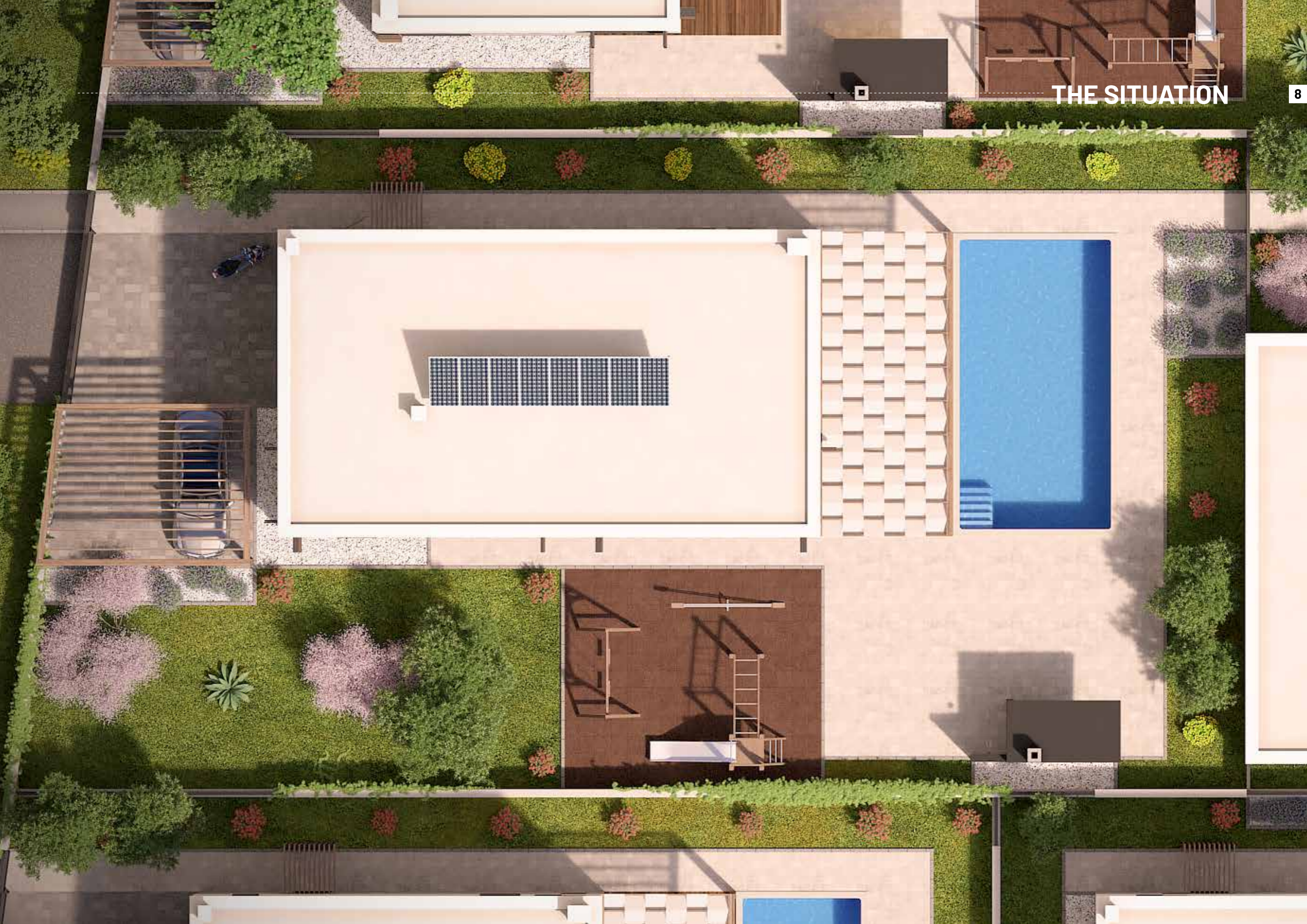
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The resort consists of six residential buildings with open swimming pools; four four-room buildings and two five-room buildings. **Villa Olea** is a 5-room building with sauna and gym, featuring four parking spaces (two covered and two uncovered), children's playground, covered outdoor patio (37 m<sup>2</sup>) with swimming pool and sunbathing area, outdoor shower and barbecue. There is also an auxiliary building with a garage, a laundry room, and a suite for the estate housekeepers on the plot.

Plot size: 978 m<sup>2</sup> | Gross area of holiday home: 269 m<sup>2</sup> | Gross pool area: 40 m<sup>2</sup> | Gross area of auxiliary building: 79 m<sup>2</sup>



THE SITUATION





# GROUND FLOOR AND PLOT SIZE

NET AREA

1. THE ENTRANCE HALL.....	15,80 m <sup>2</sup>	<b>TOTAL GROUND FLOOR.....</b>	<b>129,10 m<sup>2</sup></b>	14. ROOM 4.....	11,50 m <sup>2</sup>
2. LIVING ROOM AND DINING ROOM .....	44,20 m <sup>2</sup>	8. CORRIDOR .....	18,50 m <sup>2</sup>	15. COVERED TERRACE .....	8,60 m <sup>2</sup>
3. SERVICE .....	5,80 m <sup>2</sup>	9. BATHROOM 2 .....	6,60 m <sup>2</sup>	16. COVERED TERRACE .....	8,60 m <sup>2</sup>
4. BATHROOM 1.....	4,10 m <sup>2</sup>	10. BATHROOM 3.....	6,60 m <sup>2</sup>	17. COVERED TERRACE .....	8,60 m <sup>2</sup>
5. SAUNA AND GYM.....	15,00 m <sup>2</sup>	11. ROOM 1.....	11,50 m <sup>2</sup>	18. COVERED TERRACE .....	8,60 m <sup>2</sup>
6. KITCHEN.....	12,20 m <sup>2</sup>	12. ROOM 2.....	11,50 m <sup>2</sup>	<b>TOTAL 1<sup>ST</sup> FLOOR .....</b>	<b>112,10 m<sup>2</sup></b>
7. COVERED TERRACE.....	32,00 m <sup>2</sup>	13. ROOM 3.....	11,50 m <sup>2</sup>		
<b>TOTAL.....</b>	<b>241,20 m<sup>2</sup></b>				



Ground floor plan



1<sup>st</sup> floor plan

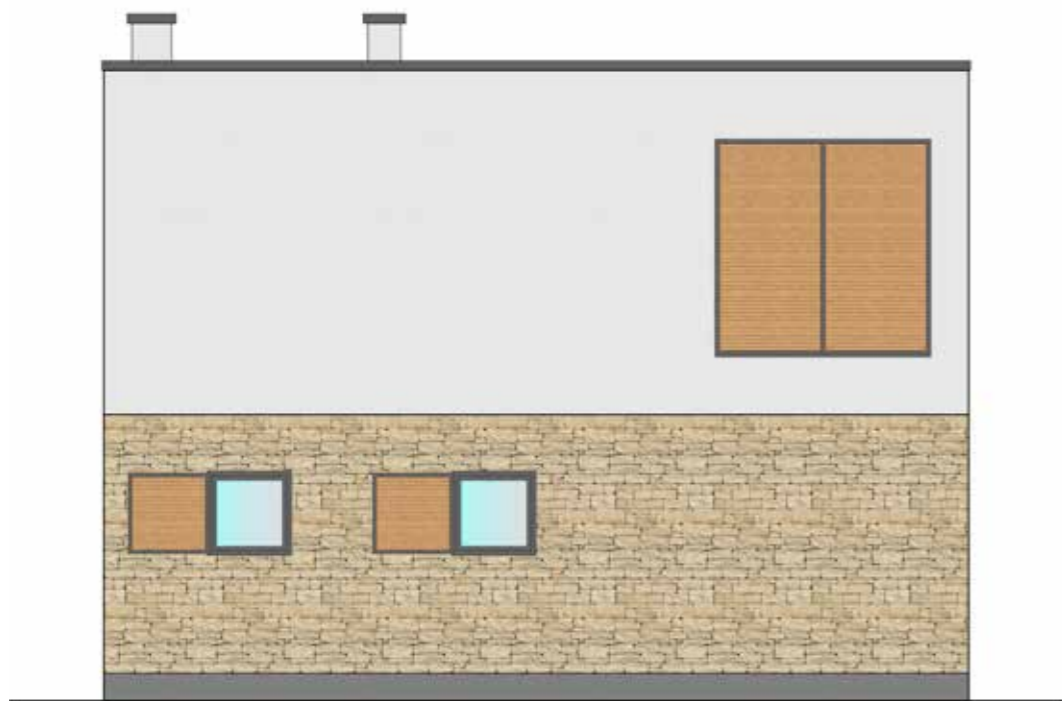




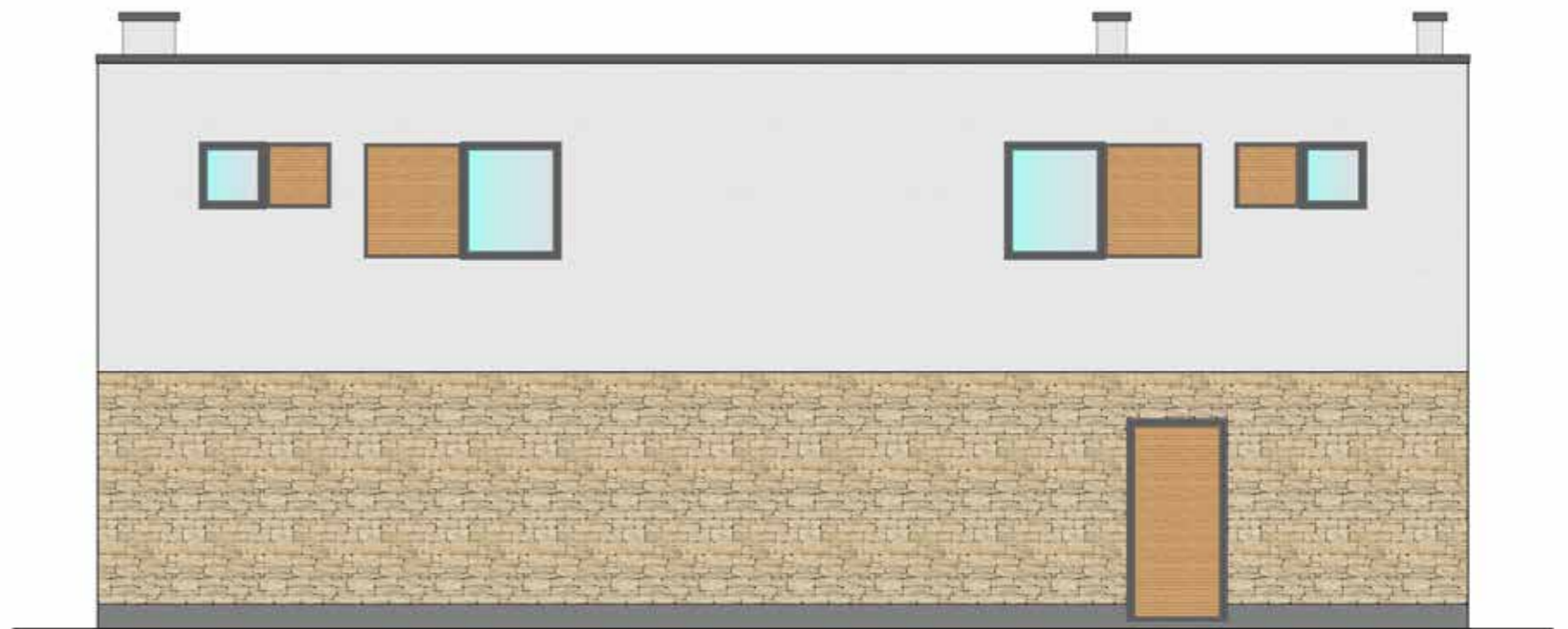
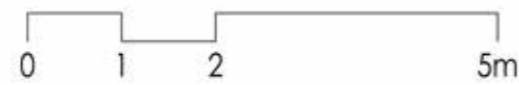
Southeast facade



Southwest facade



Northwest facade



Northeast facade









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