



200 m<sup>2</sup>

Kaprije, Croatia

1 500 000 EUR / 36 330 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	N7424	Price	1 500 000 EUR / 36 330 000 CZK
Address	Kaprije, Croatia	Type	Houses
Category	Villa	Usable area	200 m <sup>2</sup>
Number of rooms	5 and more rooms	Land area	3 398 m <sup>2</sup>
Energy performance of the building	G - Extremely uneconomical	Number of floors	3
Device	Yes	Parking	Yes
Terrace	Yes	Swimming pool	Yes

## About real estate

We offer for sale an exceptional low-energy villa on the Croatian island of Kaprije. This new build is an example of modern architecture combined with natural landscape and Mediterranean aesthetics.

The villa has a total living area of 192 m<sup>2</sup> spread over three levels with an elegant, minimalist interior. The ground floor comprises three comfortable bedrooms, each with its own bathroom and private terrace. Direct access to the garden promotes a harmonious connection between the indoor and outdoor spaces. There is a bright living room with breathtaking panoramic sea views. There is also a fourth bedroom with its own bathroom and terrace. The exterior is complemented by a spacious terrace with an infinity pool. The second floor has a modern kitchen with a dining area that flows seamlessly into a generous roof terrace.

Comfort inside is ensured by an energy-efficient heating and cooling system powered by modern heat pumps. Underfloor heating is installed in all living areas. There are also solar panels on the roof. The villa is equipped with high-quality plastic windows with double insulated glazing. The outdoor terraces feature luxurious teak flooring, which is not only aesthetically appealing but also highly resistant to sea air and sunlight. A tennis court is planned for the remaining part of the property.

The property offers two outdoor parking spaces directly at the entrance to the villa.

The villa is sold fully furnished in a "turnkey" concept, allowing immediate occupancy without the need for further investment.

The island of Kaprije is a hidden gem of central Dalmatia, known for its absolute tranquility, clean sea, and authentic atmosphere without car traffic. This island is an ideal destination for those who long for a complete escape from busy resorts and are looking for a place with a strong *genius loci*.

Kaprije is located between two national parks – Krka and Kornati – and is accessible by boat from the mainland in just 10 minutes from Vodice or Tribunj, or by ferry from Šibenik. The island is also a popular stop for yachts thanks to its natural bay with excellent anchorage. Kaprije offers a unique environment for living in harmony with nature.