

SEASIDE LIVING ADRIATIC RIVIERA

CROATIA

ŠIBENIK

spring 2027.

2 villas

12 apartments

SEASIDE LIVING ADRIATIC RIVIERA

Your **New Way of Seaside living**
starts here.

Surround yourself with the
beauty of the sea, amazing
nature and historical sites in a
modern setting.

Is this your place of **residence**,
or your **second home**?

Perhaps a bit of **both**.

A new way of living away from
the hustle and bustle.

The Seaside living Adriatic Riviera is
an exquisite residential project of 12
luxury apartments located next to the
beautiful beach in the vicinity of the
picturesque UNESCO town of
Šibenik.

The Endless archipelago of small
islands is spread directly in front of
properties, as well as two National
parks. Walking paths and cycling
routes connect location with beautiful
nature.

Location is easily served with 2
international airports 45 minutes
away, and highway within 10 minutes
ride. New boutique marina is planned
next to the site.

CONTEXT

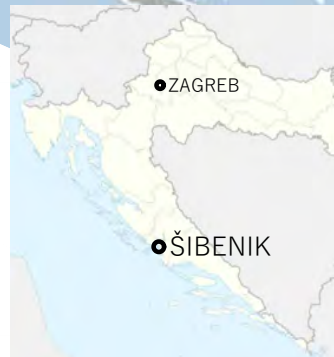
LOCATION

SEASIDE LIVING
ADRIATIC RIVIERA
CROATIA ŠIBENIK

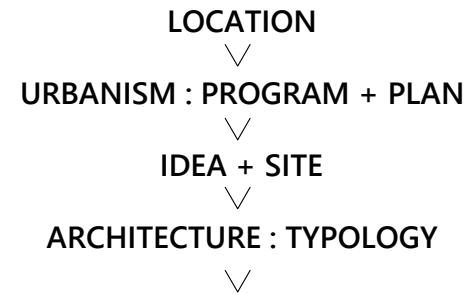


SEASIDE LIVING
ADRIATIC RIVIERA

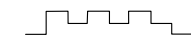
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CONTEXT



VILLAS



TYOLOGY B

- NAME + POSITION
- SKIN OF THE BUILDING
- URBAN DETAILS
- ART OF LIVING

APARTMENTS

VILLA SAND B15

- SITUATION/ GROUND FLOOR PLAN
- 1ST FLOOR
- APARTMENT B15-B_1
- APARTMENT B15-B_2
- APARTMENT B15-B_3
- APARTMENT B15-B_4
- APARTMENT B15-B_5
- APARTMENT B15-B_6

VILLA SEA B17

- SITUATION/ GROUND FLOOR PLAN
- 1ST FLOOR
- APARTMENT B17-B_1
- APARTMENT B17-B_2
- APARTMENT B17-B_3
- APARTMENT B17-B_4
- APARTMENT B17-B_5
- APARTMENT B17-B_6

CONTEXT

URBANISM : PROGRAM + PLAN

SEASIDE LIVING ADRIATIC RIVIERA CROATIA ŠIBENIK

NEW URBAN GROWTH OF THE THE CITY

URBANISM - PHASES

- < PRESENT ZONE/BUILDING
- > EXPECTED ZONE/BUILDING

> EXPECTED 2028.
HOTEL AND ASSOCIATED FACILITIES

> PHASE 3: EXPECTED ZONE/BUILDING 2028.

> PHASE 2: EXPECTED ZONE/BUILDING 2025.

< PHASE 1: PRESENT ZONE/BUILDING

VILLAS B-EXPECTED SPRING 2027.

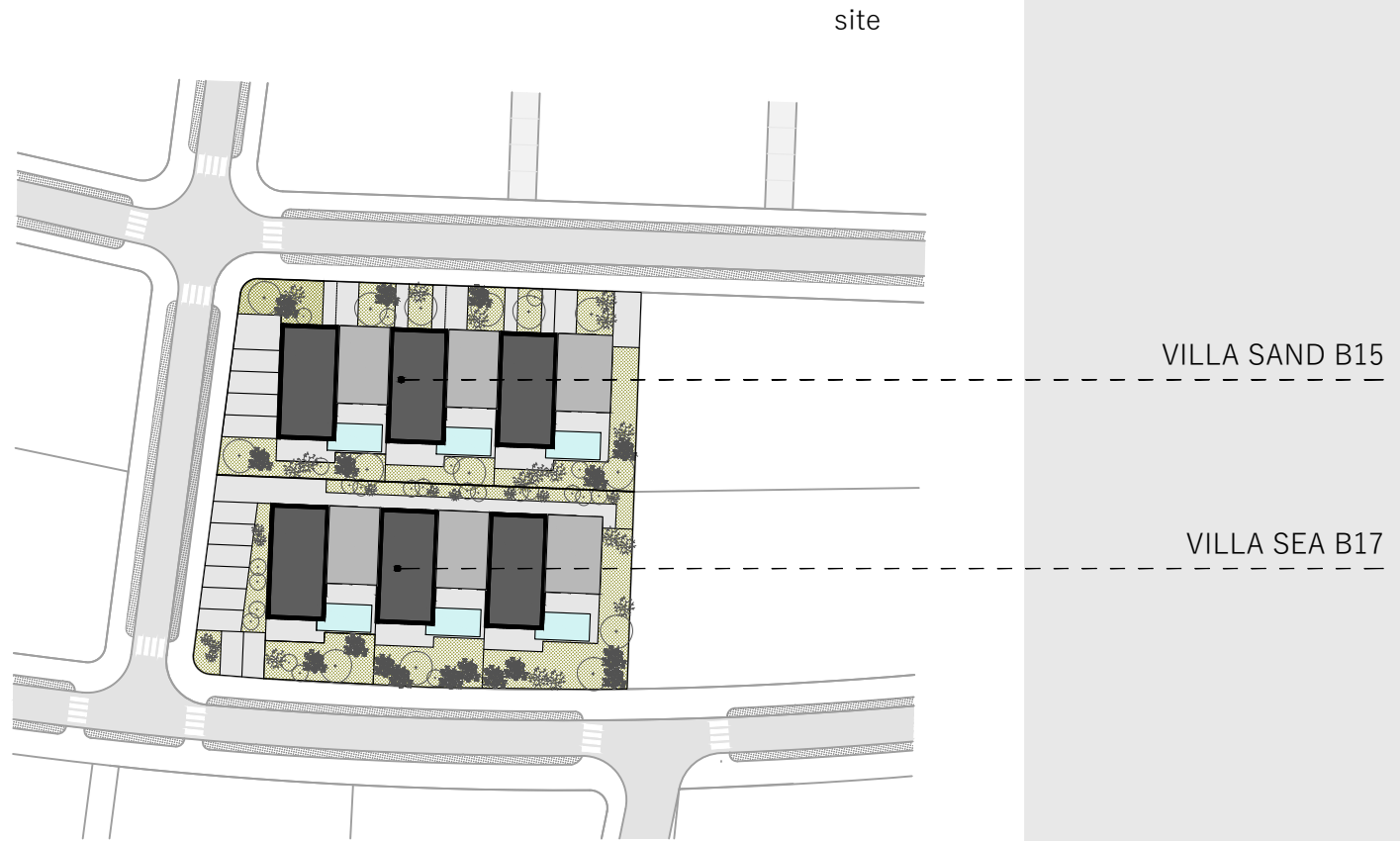
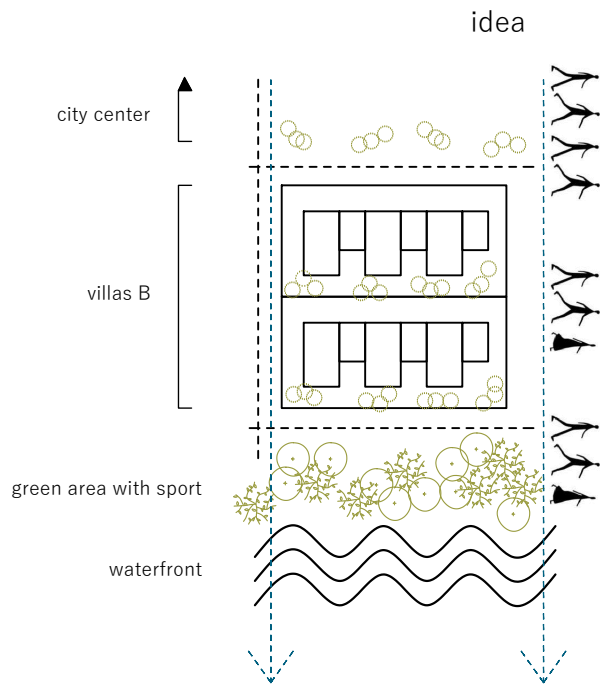
> SEASIDE LIVING
ADRIATIC RIVIERA

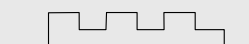
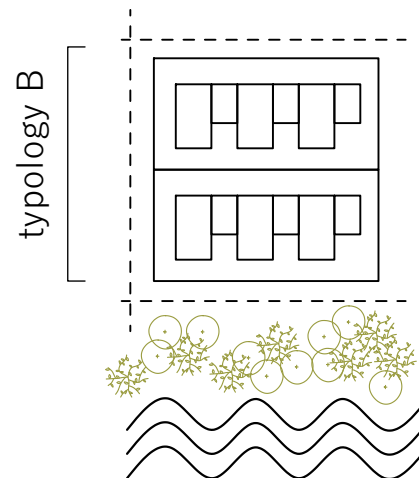
< PRESENT ZONE/BUILDING
BEACH AND PUBLIC GREEN
AREAS WITH SPORT FACILITIES

> EXPECTED 2028.
PROTECTED COVE - MOORINGS

LINK TO LOCATION:







typology B

Mediterranean ambiance, Dalmatian nature, crystal clear sea, and our beautiful villa with six modernly equipped and elegantly furnished apartments spread over two floors. Three apartments are located on the ground floor, and three on the first floor, all equipped with great attention to detail to ensure maximum comfort and convenience. The apartments on the ground floor have a spacious terrace with a pool and green gardens, ideal for relaxation and enjoyment in the peace and quiet of the surroundings, while the apartments on the first floor have beautiful terraces with a view of the blue Adriatic Sea, perfect for enjoying the sunset or a glass of wine with a view of the sea.

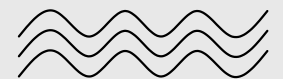
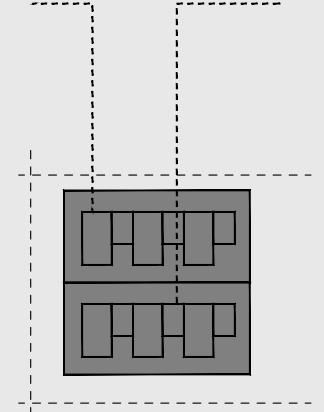
This modern villa is an ideal choice for anyone looking for a **perfect place** to relax and enjoy the beautiful surroundings. Located just a few steps from the beach, it offers sunbathing and swimming in the clean **blue sea**. In addition, a rich gastronomic offer and numerous activities in the area make this region an **ideal place for vacation**.



Villa Sand/Sea .southwest facade

VILLA
SAND
B15

VILLA
SEA
B17



FACADE MATERIAL

TILE

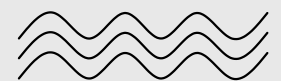
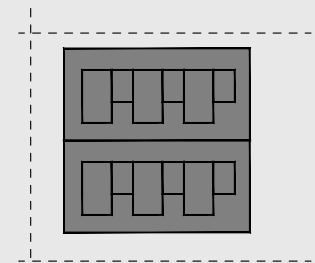


> fascinating plays of light, hues and surfaces are proposed in a game of contrast with green outdoor areas and white combinations thanks to ceramic glazes with a matt finish

> emphasis is given in the design details

> the appearance of the skin which is unobtrusive and subtle

> long-lasting and interesting material that is mostly seen in interiors but provides an unique structure and finish on the skin of the facade

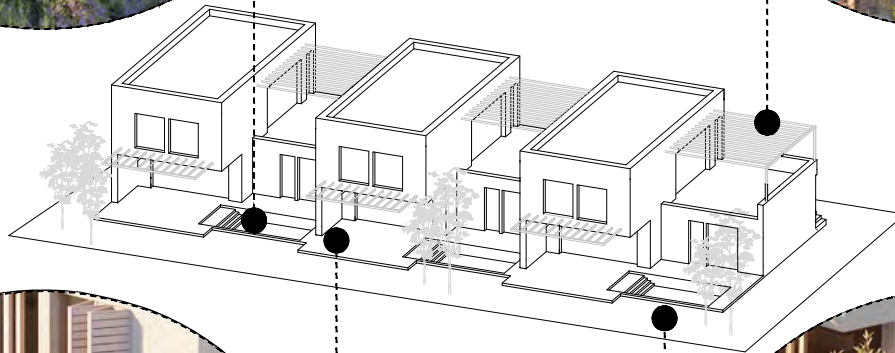




POOL



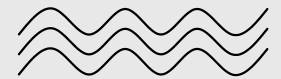
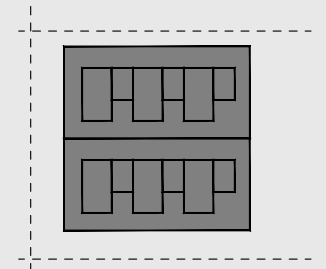
PERGOLAS



GARDEN



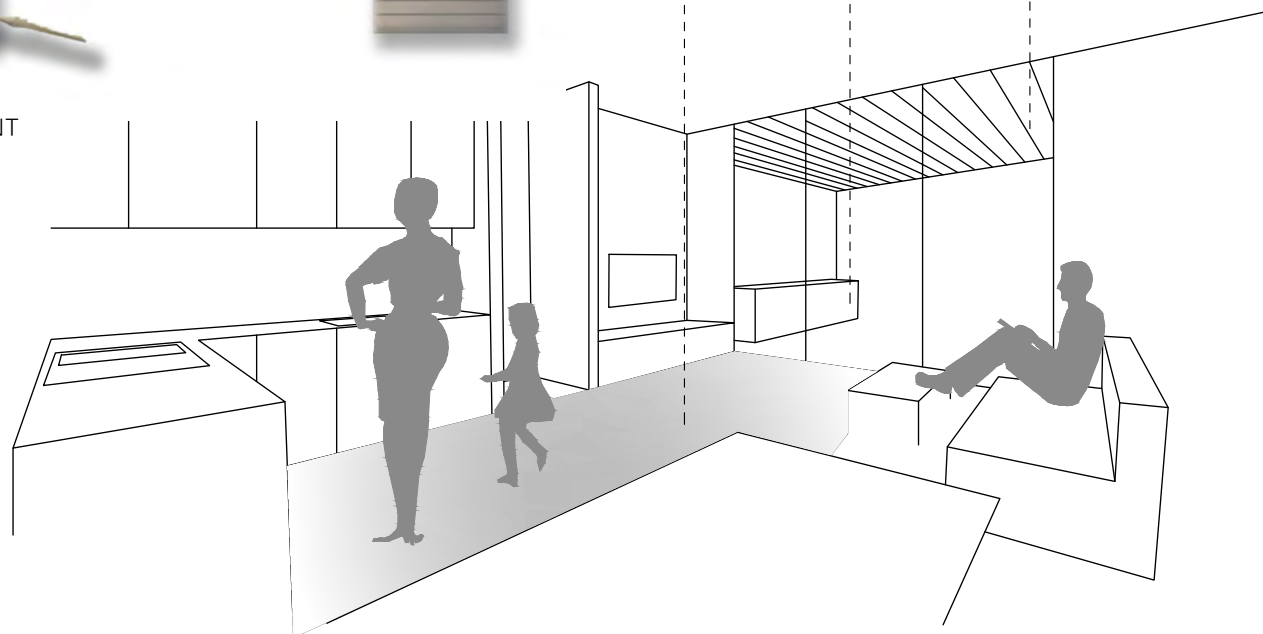
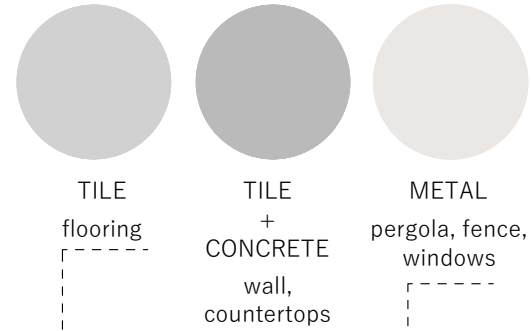
TERACCE AND
OUTDOOR KITCHEN





MATERIAL PALETTE APARTMENT

COLOR PALETTE APARTMENT



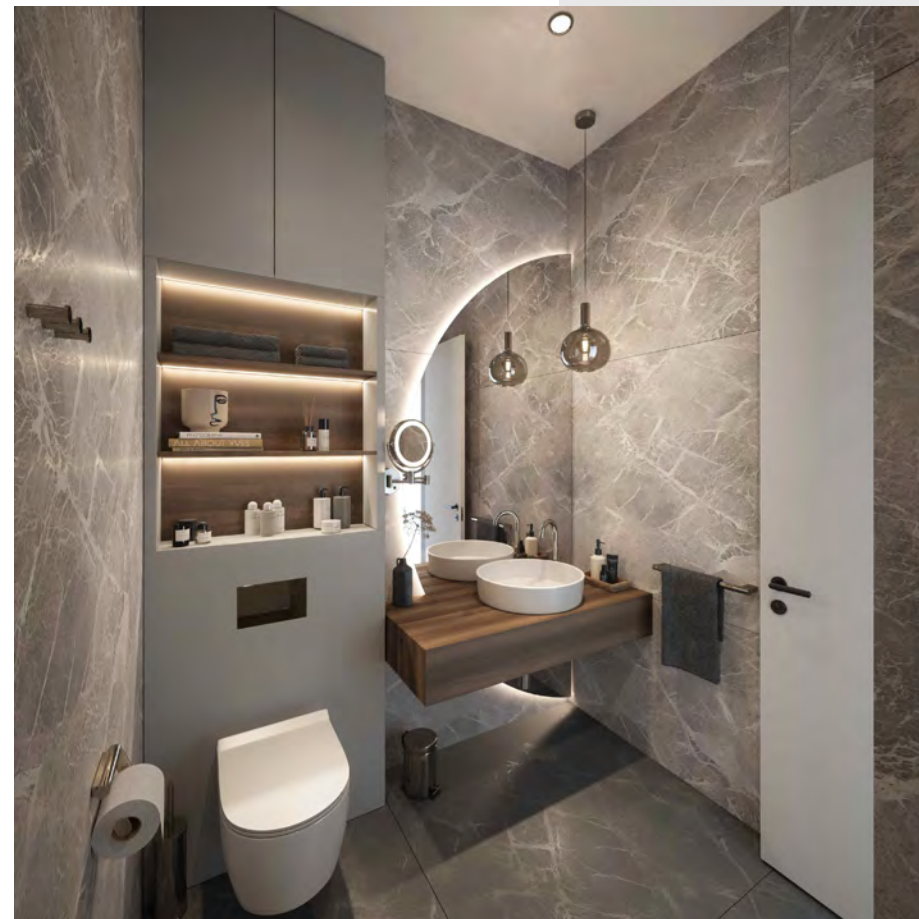
indoor LIVING

Excellent functionality of space without compromising on style and quality. By using materials and equipment from **renowned manufacturers**, we ensure that our apartments stand out in terms of quality. The ceramic tiles for flooring and wall coverings are **premium quality** and give a feeling of luxury, while the heating and cooling equipment is the latest generation with **underfloor heating** that will provide you with a comfortable temperature all year round.

indoor LIVING

Top-of-the-line **aluminum joinery** that provides excellent sound and thermal insulation and also has sea protection. This way, you can enjoy peace and quiet in your apartment while enjoying spectacular views of the sea and nature. We offer **modern and elegant designs** that will make you feel at home.





indoor LIVING

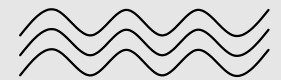
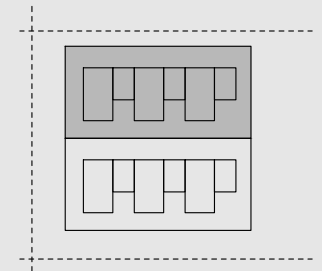
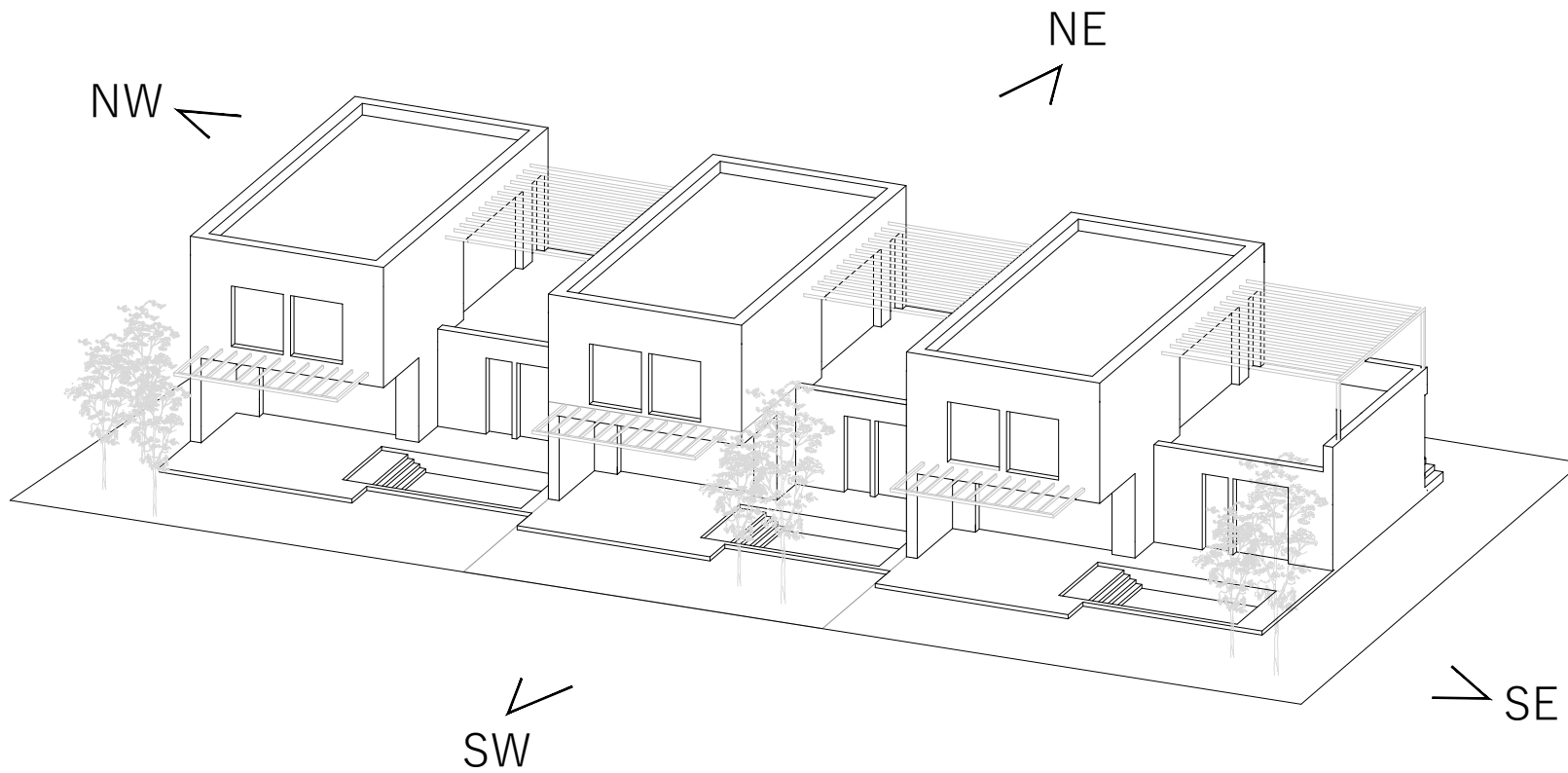
An ideal bedroom will provide an environment for **rest, positivity, and relaxation**. And a bedroom with this kind of view and orientation will do just that. The feeling of your favourite hotel suite, but with personal items that give the feeling of home - the last touch that will make it personal, comfortable and beautiful.



outdoor LIVING

Experience an unforgettable vacation in your apartment with a **beautiful terrace!** The terrace floors are covered with high-quality ceramics, which creates a sense of luxury and elegance. The terrace is also covered with a **modern pergola** that provides pleasant shade during summer days. Enjoy the fully equipped **outdoor kitchen** that allows you to prepare delicious meals while enjoying the stunning views of the surroundings and the sea. Our terrace is the perfect place to **relax and enjoy** the beautiful environment, created with love and attention to detail.

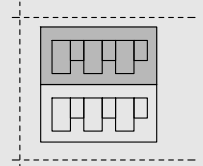
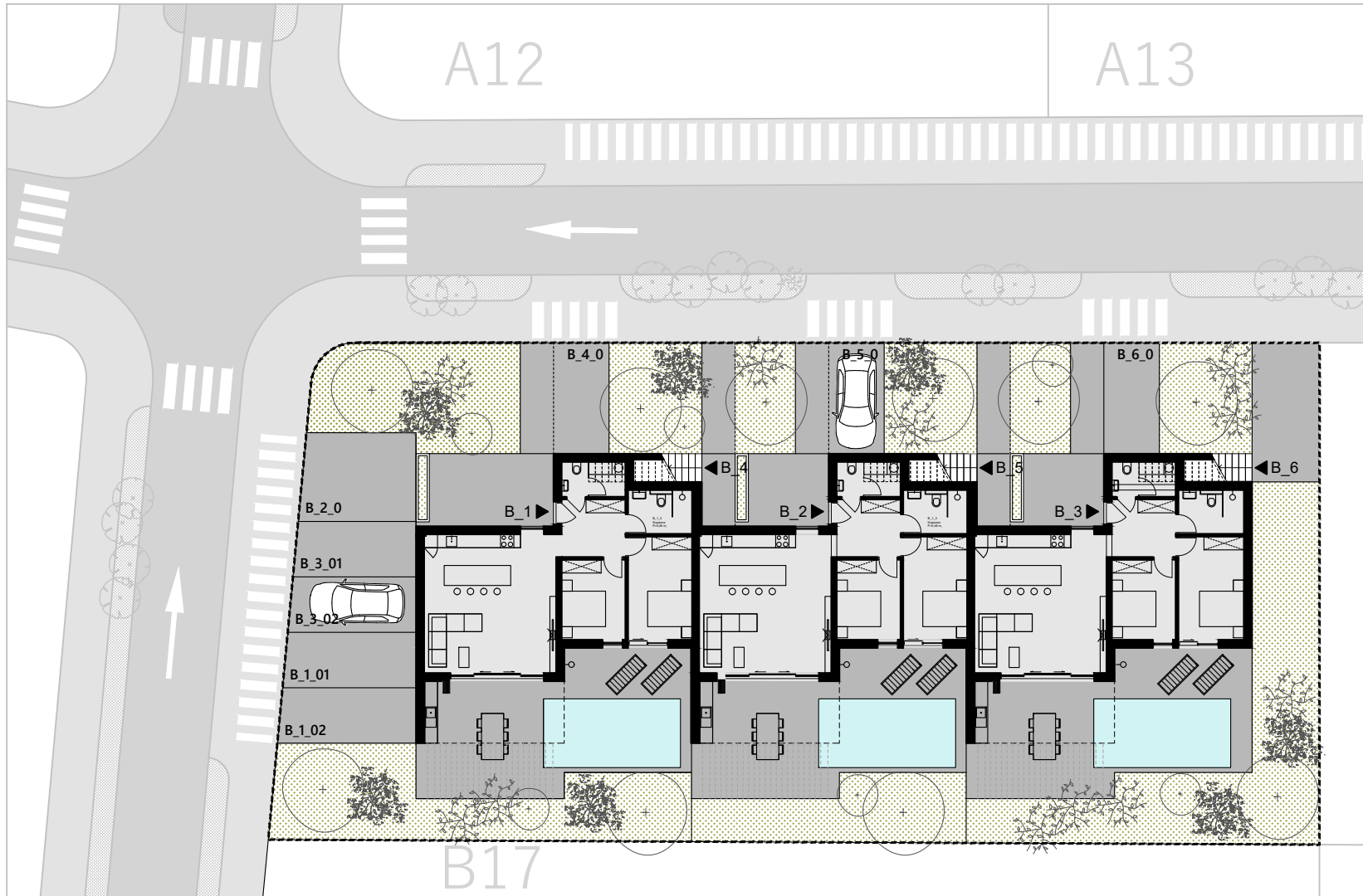
VILLA SAND



waterfront



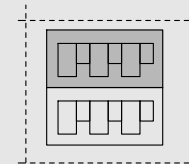
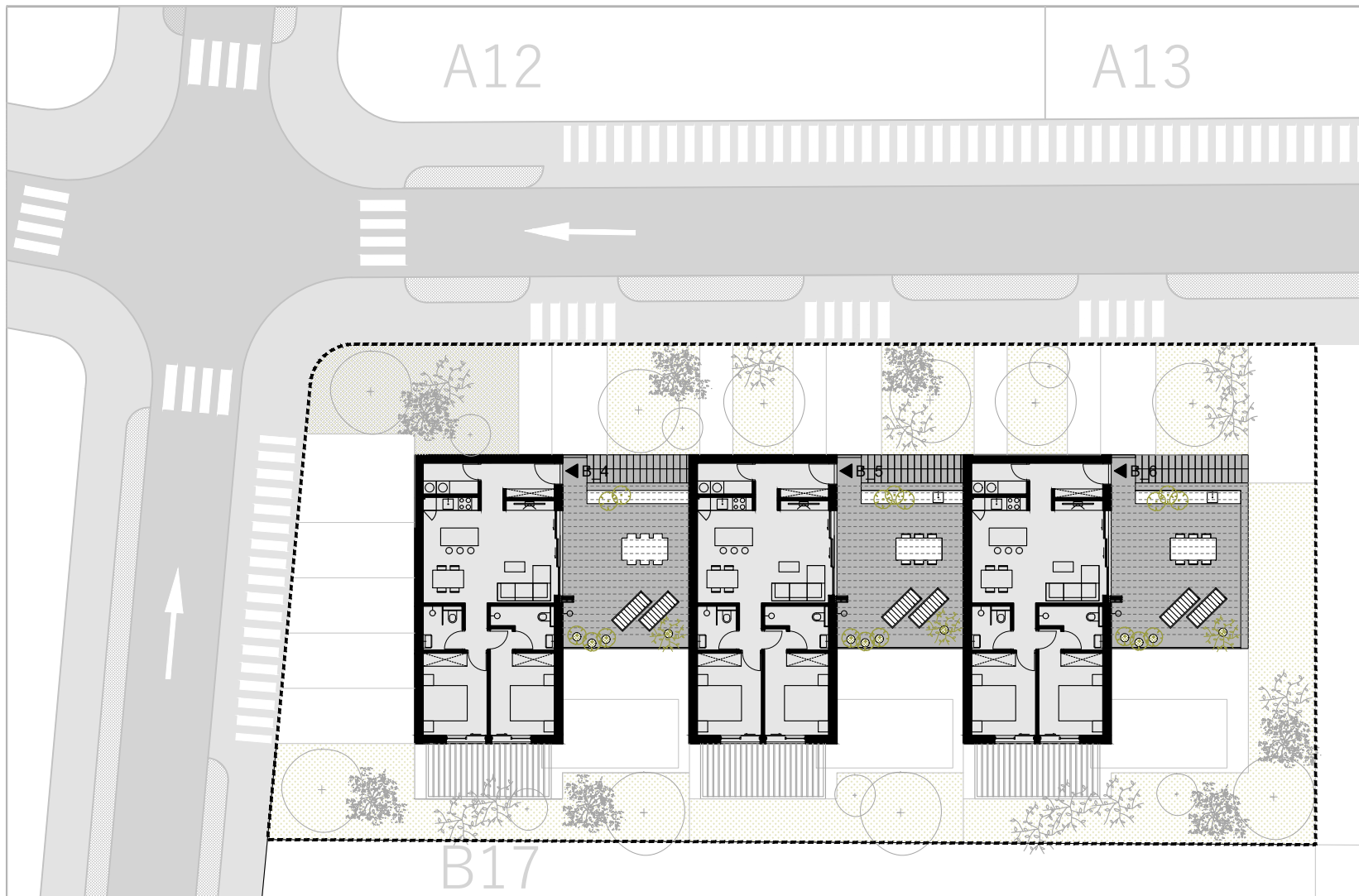
ground floor



List of apartments	P (m ²)
B_1	302.97
B_2	231.15
B_3	292.79
B_4	158.97
B_5	159.09
B_6	165.16



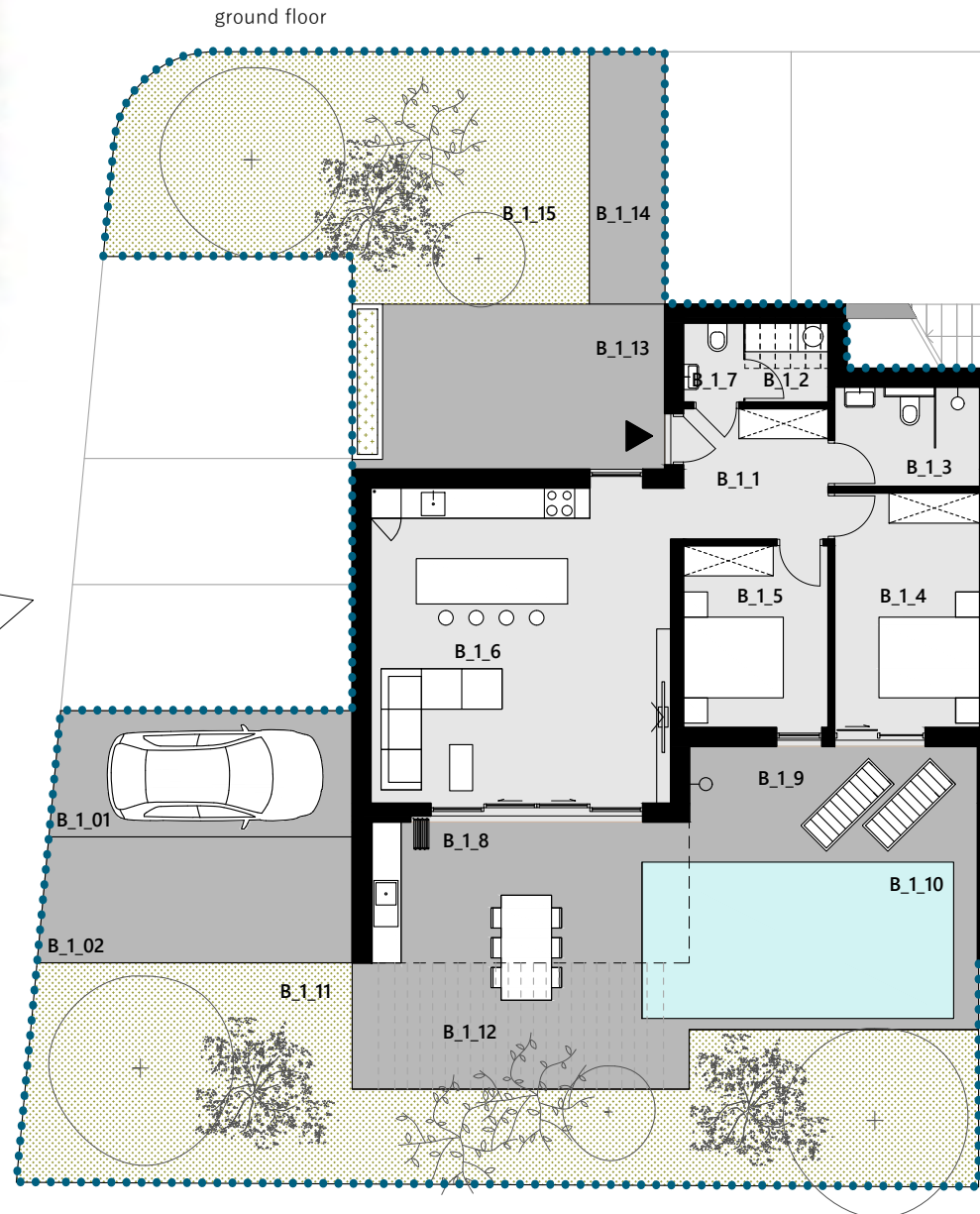
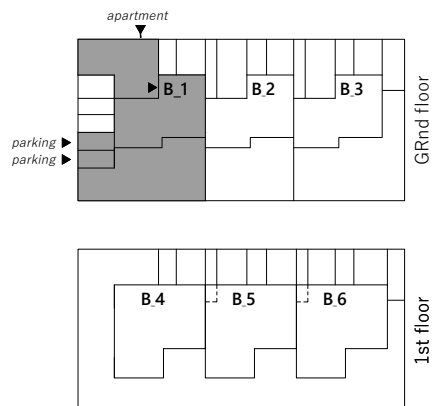
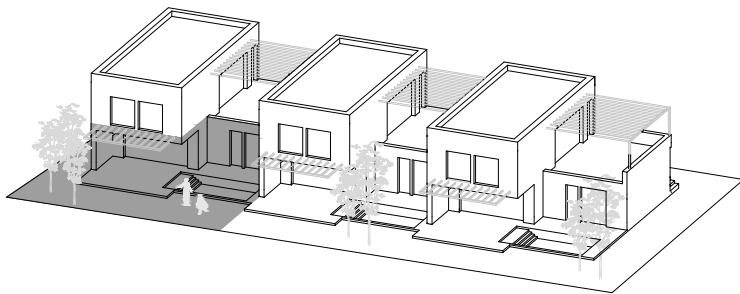
1st floor



List of apartments	P (m ²)
B_1	302.97
B_2	231.15
B_3	292.79
B_4	158.97
B_5	159.09
B_6	165.16



southwest view



Apartment B15-B_1

INTERIOR	P (m ²)
B_1.1 Entrance	7.7
B_1.2 Storage	2.56
B_1.3 Bathroom	5.43
B_1.4 Sleeping room 1	13.67
B_1.5 Sleeping room 2	10.43
B_1.6 Living, dining, kitchen	37.48
B_1.7 Toilet	1.84

TOTAL AREA INTERIOR 79.11

EXTERIOR	P (m ²)
B_1.8 Roofed terrace	15.76
B_1.9 Terrace	14.66
B_1.10 Pool	19.15
B_1.11 Garden	58.52
B_1.12 Terrace	15.67
B_1.13 Roofed porch	20.4
B_1.14 Front courtyard	7.5
B_1.15 Front garden	42.07
B_1.01 Parking/garage	14.76
B_1.02 Parking/garage	15.37

TOTAL AREA EXTERIOR 223.09

TOTAL AREA 302.97

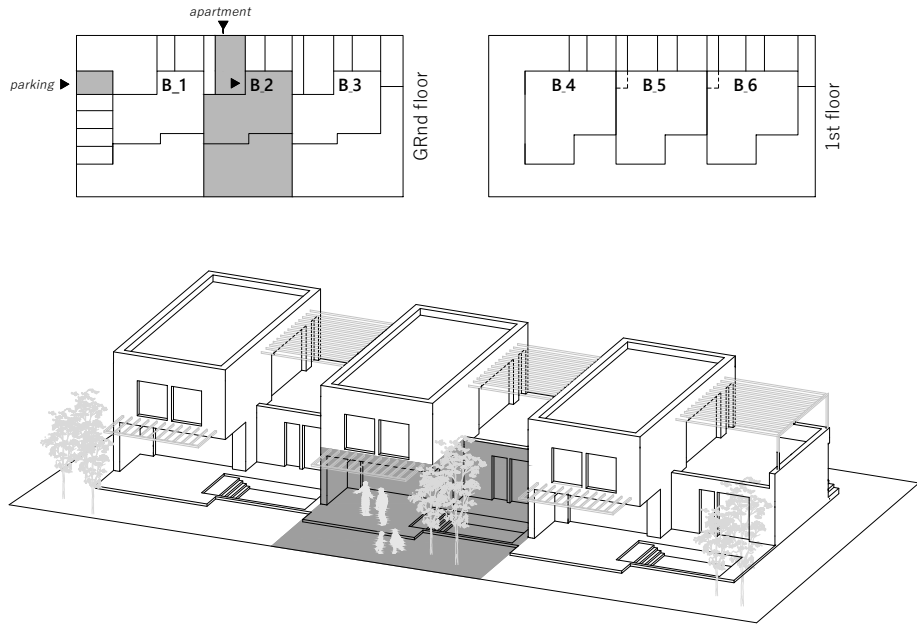


VILLA SAND apartment B15-B_2

3 ROOMS 231.15 m²

SEASIDE LIVING
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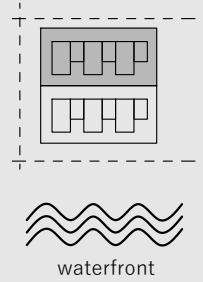
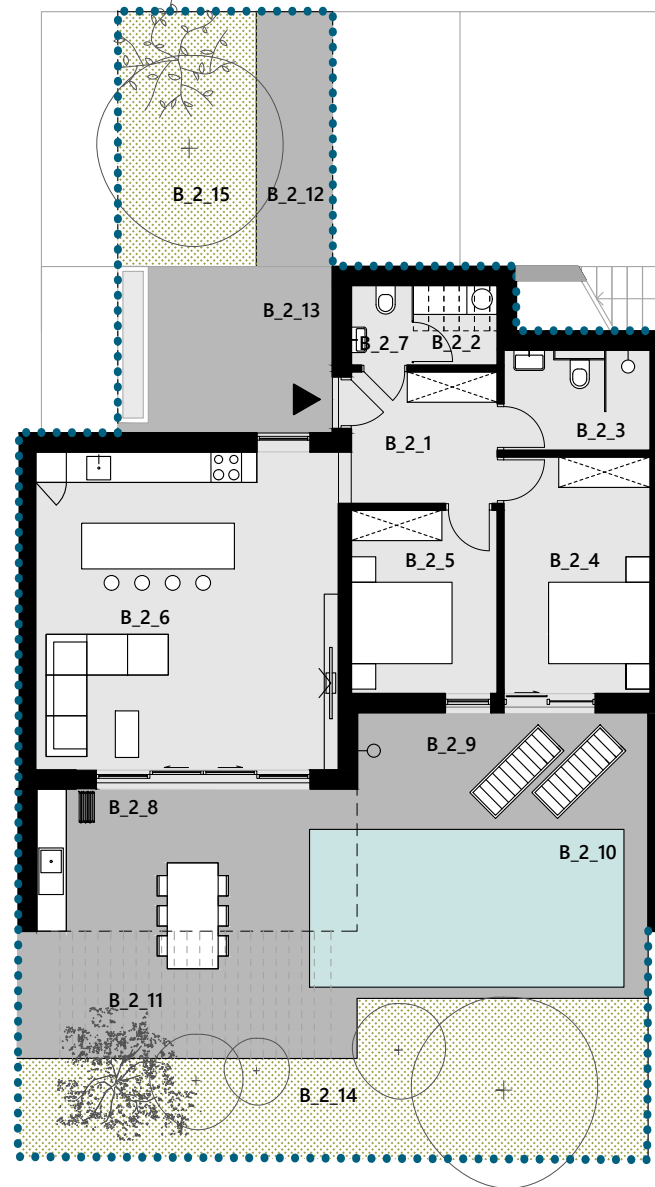
VILLA SAND
apartment B15-B_2



southwest view



ground floor



Apartment B15-B_2

INTERIOR	P (m ²)
B_2_1 Entrance	7.7
B_2_2 Storage	2.51
B_2_3 Bathroom	5.5
B_2_4 Sleeping room 1	13.68
B_2_5 Sleeping room 2	10.44
B_2_6 Living, dining, kitchen	37.59
B_2_7 Toilet	1.84

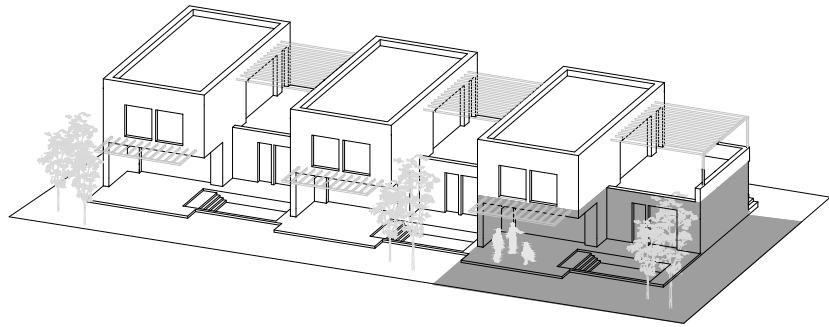
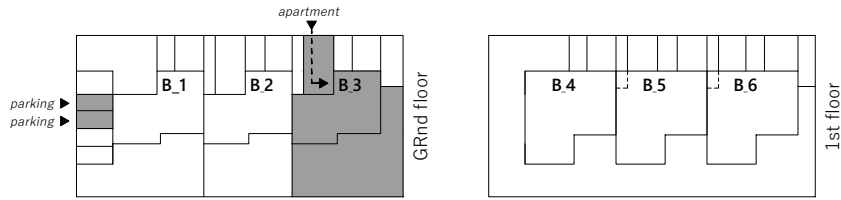
TOTAL AREA INTERIOR 79.26

EXTERIOR	P (m ²)
B_2_8 Roofed terrace	15.77
B_2_9 Terrace	14.66
B_2_10 Pool	19.15
B_2_11 Terrace	15.67
B_2_12 Front courtyard	7.5
B_2_13 Roofed porch	13.92
B_2_14 Garden	31.13
B_2_15 Front garden	13.6
B_2_0 Parking/garage	20.49

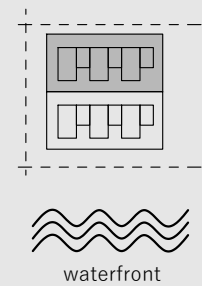
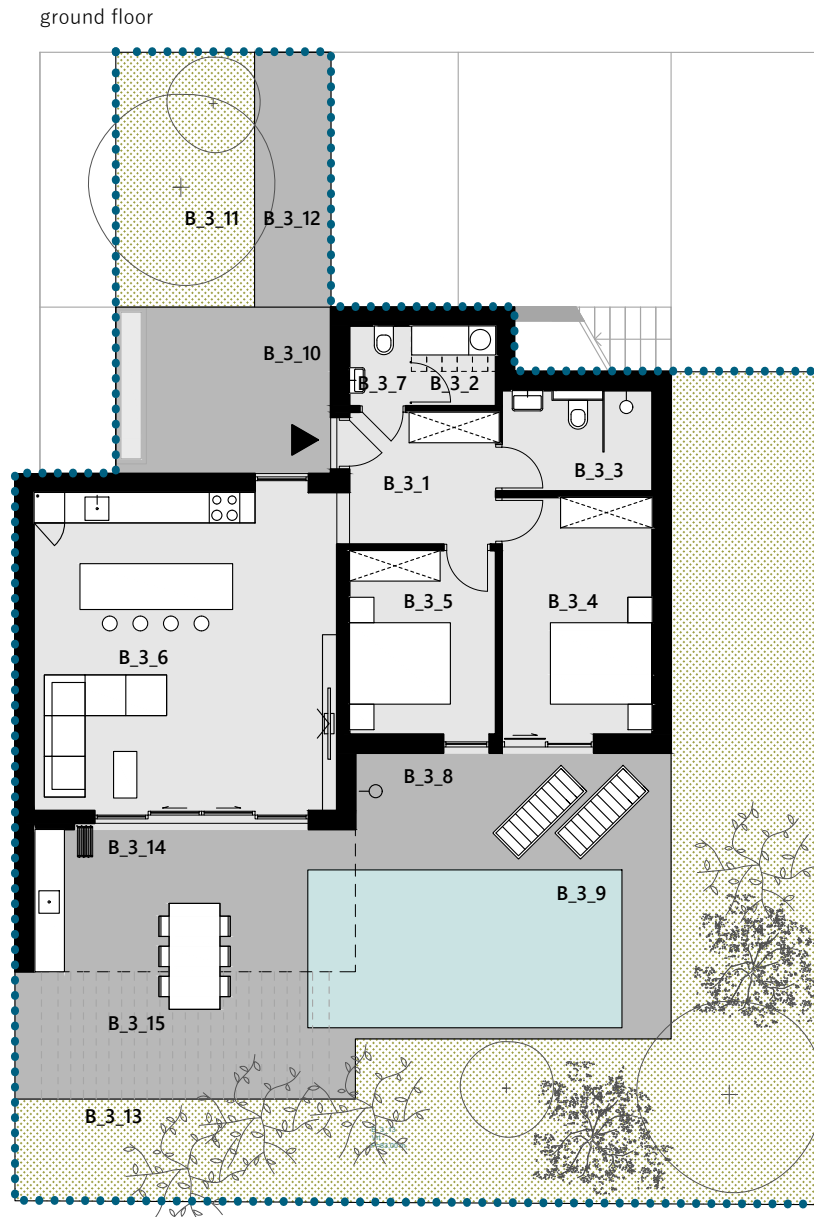
TOTAL AREA EXTERIOR 151.89

TOTAL AREA 231.15





southwest view



Apartment B15-B_3

INTERIOR	P (m2)
B_3_1 Entrance	7.7
B_3_2 Storage	2.51
B_3_3 Bathroom	5.5
B_3_4 Sleeping room 1	13.68
B_3_5 Sleeping room 2	10.44
B_3_6 Living, dining, kitchen	37.59
B_3_7 Toilet	1.84

TOTAL AREA INTERIOR 79.14

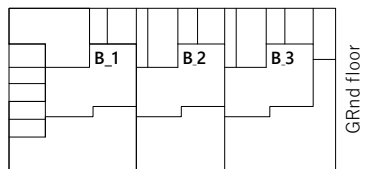
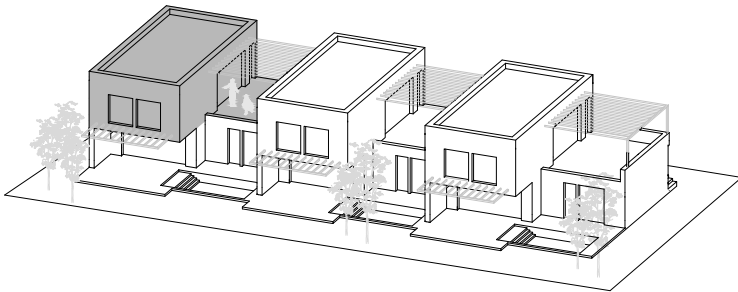
EXTERIOR	P (m2)
B_3_8 Terrace	17.42
B_3_9 Pool	19.13
B_3_10 Roofed porch	13.89
B_3_11 Front courtyard	13.6
B_3_12 Front courtyard	7.5
B_3_13 Garden	82.96
B_3_14 Roofed terrace	15.77
B_3_15 Terrace	15.67
B_3_01 Parking/garage	13.56
B_3_02 Parking/garage	14.15

TOTAL AREA EXTERIOR 213.65

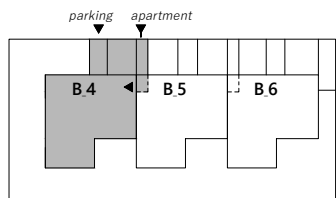
TOTAL AREA 292.79



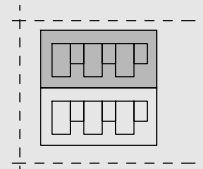
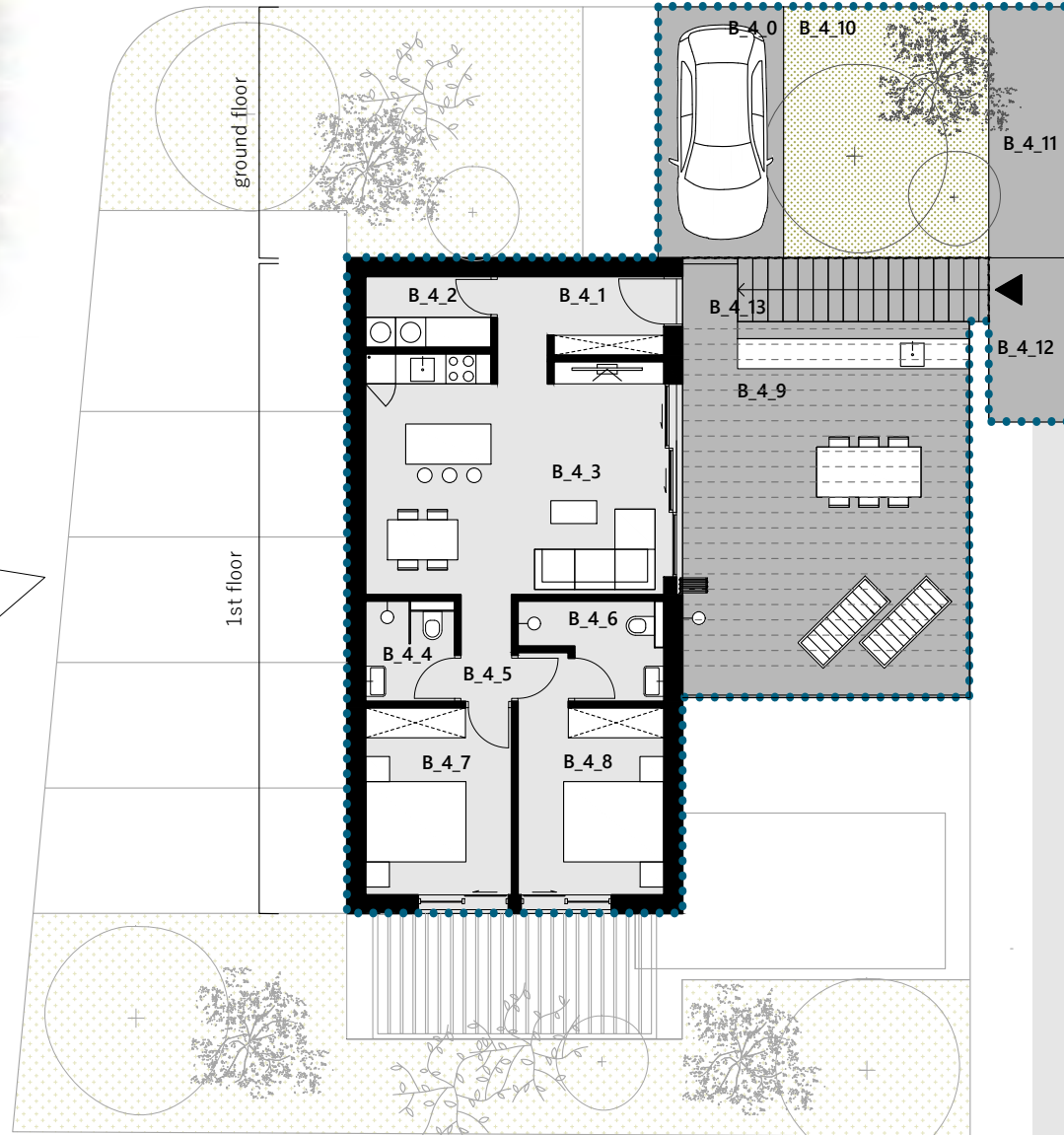
southwest view



GRnd floor



1st floor



waterfront

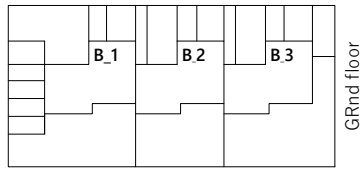
Apartment B15-B_4

INTERIOR	P (m ²)
B_4_1 Entrance	5.23
B_4_2 Storage	3.49
B_4_3 Living, dining, kitchen	27.78
B_4_4 Bathroom	3.32
B_4_5 Hallway	2.15
B_4_6 Bathroom	4.39
B_4_7 Sleeping room 1	10.77
B_4_8 Sleeping room 1	11.88
TOTAL AREA INTERIOR	69.01
EXTERIOR	
B_4_9 Terrace	41.19
B_4_10 Front courtyard	20.9
B_4_11 Front courtyard	7.5
B_4_12 Roofed porch	4.9
B_4_13 Staircase and entryway	7.73
B_4_0 Parking/garage	12.5

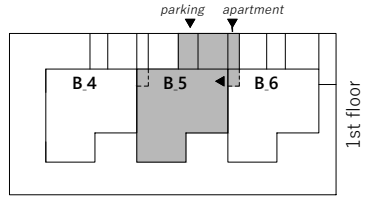
TOTAL AREA EXTERIOR 94.72

TOTAL AREA 163.73

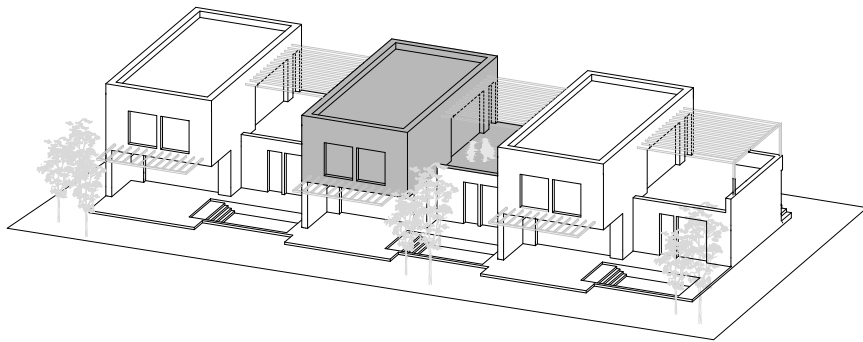




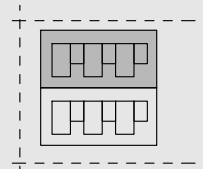
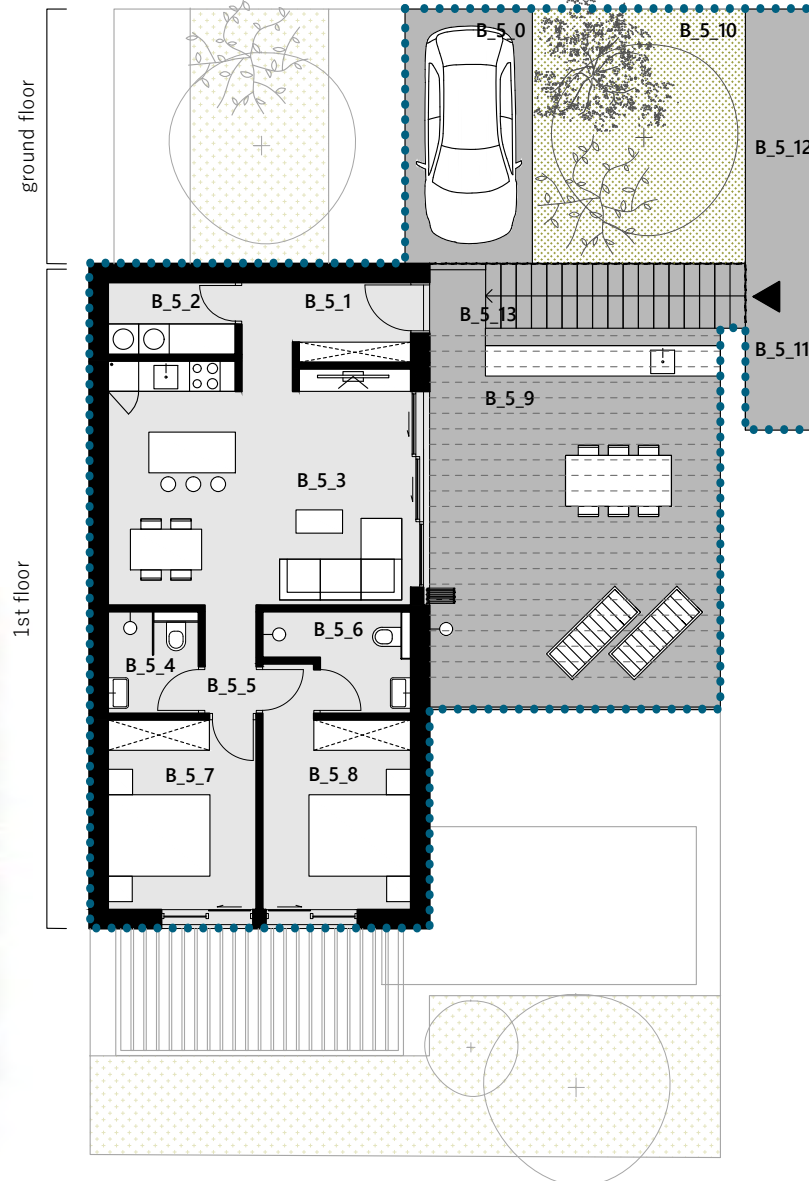
G.Rnd floor



1st floor



southwest view



waterfront

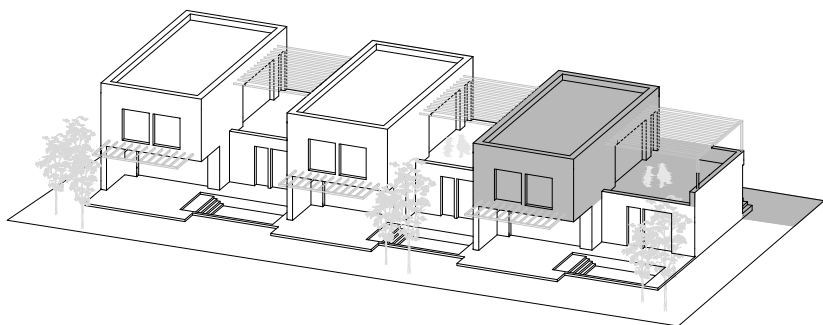
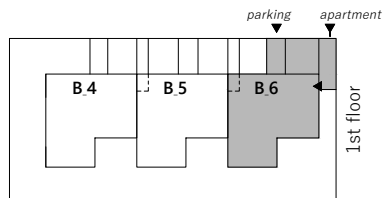
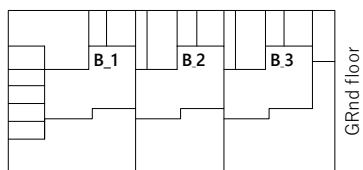
Apartment B15-B_5

INTERIOR	P (m ²)
B_5_1 Entrance	5.24
B_5_2 Storage	3.49
B_5_3 Living, dining, kitchen	27.8
B_5_4 Bathroom	3.38
B_5_5 Hallway	2.15
B_5_6 Bathroom	4.39
B_5_7 Sleeping room 1	10.79
B_5_8 Sleeping room 1	11.88
TOTAL AREA INTERIOR	69.12
EXTERIOR	
B_5_9 Terrace	41.19
B_5_10 Front garden	20.93
B_5_11 Roofed porch	4.88
B_5_12 Front courtyard	7.47
B_5_13 Staircase and entryway	7.73
B_5_0 Parking/garage	12.5

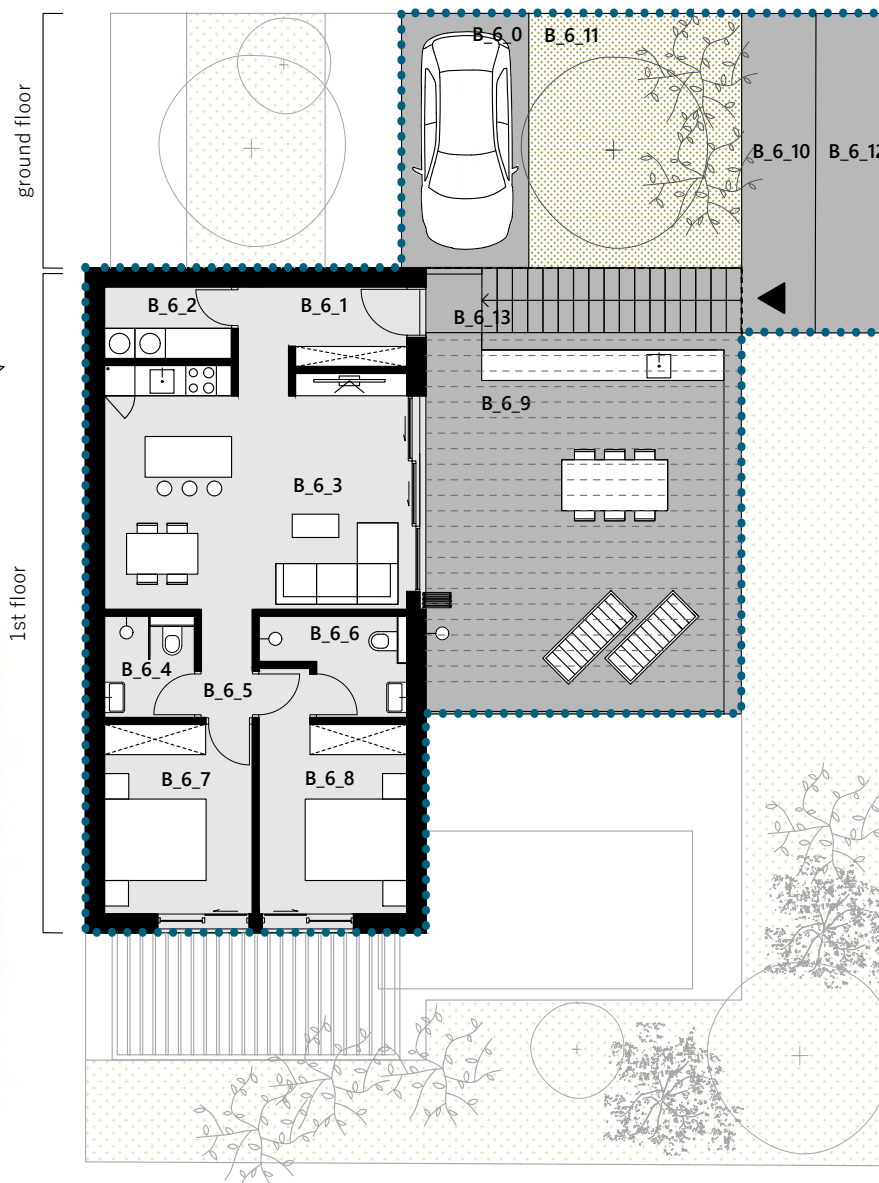
TOTAL AREA EXTERIOR 94.70

TOTAL AREA 163.82





southwest view



Apartment B15-B_6

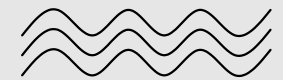
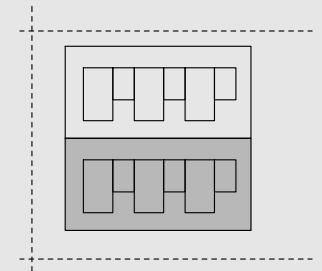
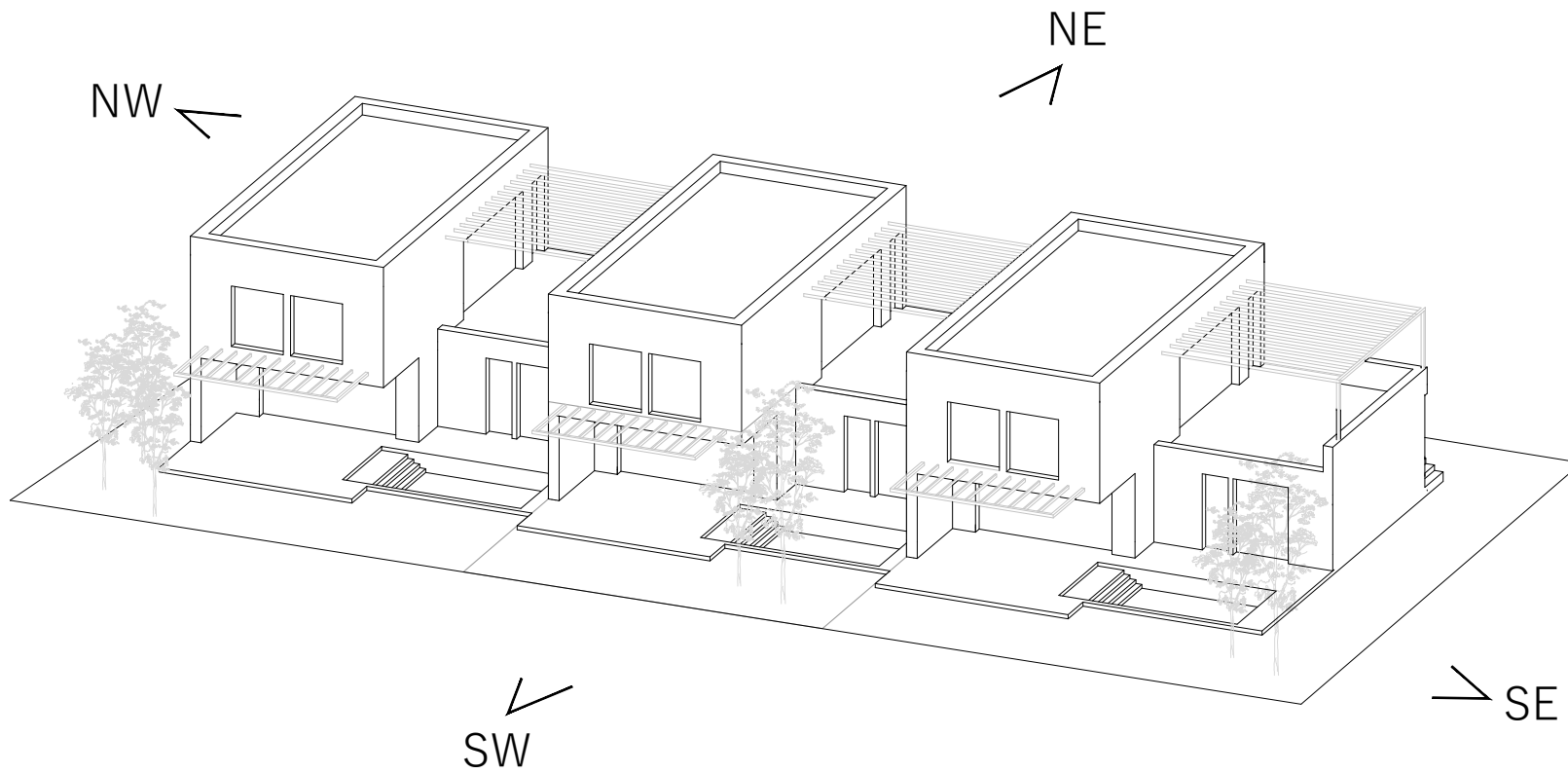
INTERIOR	P (m ²)
B_6_1 Entrance	5.24
B_6_2 Storage	3.49
B_6_3 Living, dining, kitchen	27.8
B_6_4 Bathroom	3.38
B_6_5 Hallway	2.14
B_6_6 Bathroom	4.4
B_6_7 Sleeping room 1	10.77
B_6_8 Sleeping room 1	11.9
TOTAL AREA INTERIOR	69.12
EXTERIOR	
B_6_9 Terrace	42.23
B_6_10 Front courtyard	9.42
B_6_11 Front garden	20.9
B_6_12 Front courtyard	9.62
B_6_13 Staircase and entryway	7.87
B_6_0 Parking/garage	12.5

TOTAL AREA EXTERIOR 102.54

TOTAL AREA 171.66



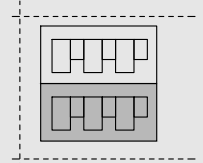
VILLA SEA



waterfront



ground floor

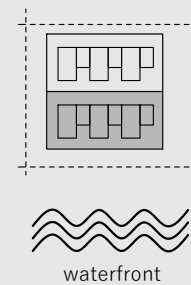


List of apartments	P (m ²)
B_1	265.43
B_2	228.63
B_3	307.11
B_4	138.03
B_5	138.49
B_6	165.18

Common area	P (m ²)
Front garden	31.7
Front courtyard	75.81
Front courtyard	37.2



1st floor

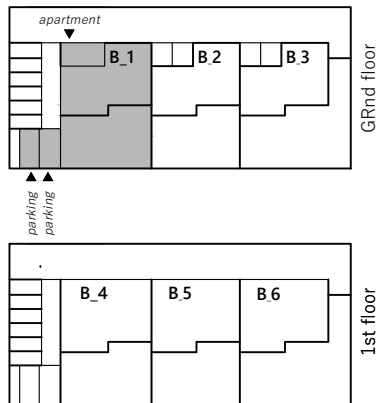
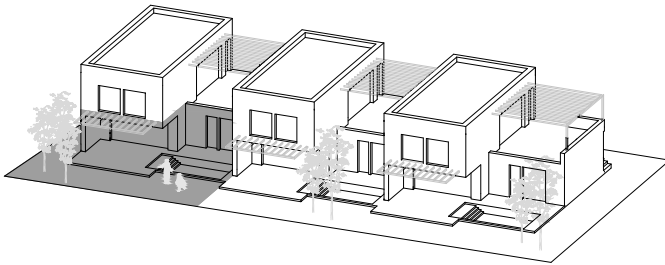


List of apartments	P (m ²)
B_1	265.43
B_2	228.63
B_3	307.11
B_4	138.03
B_5	138.49
B_6	165.18

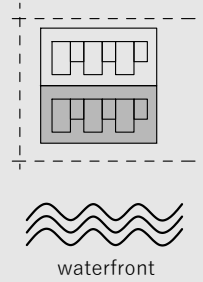
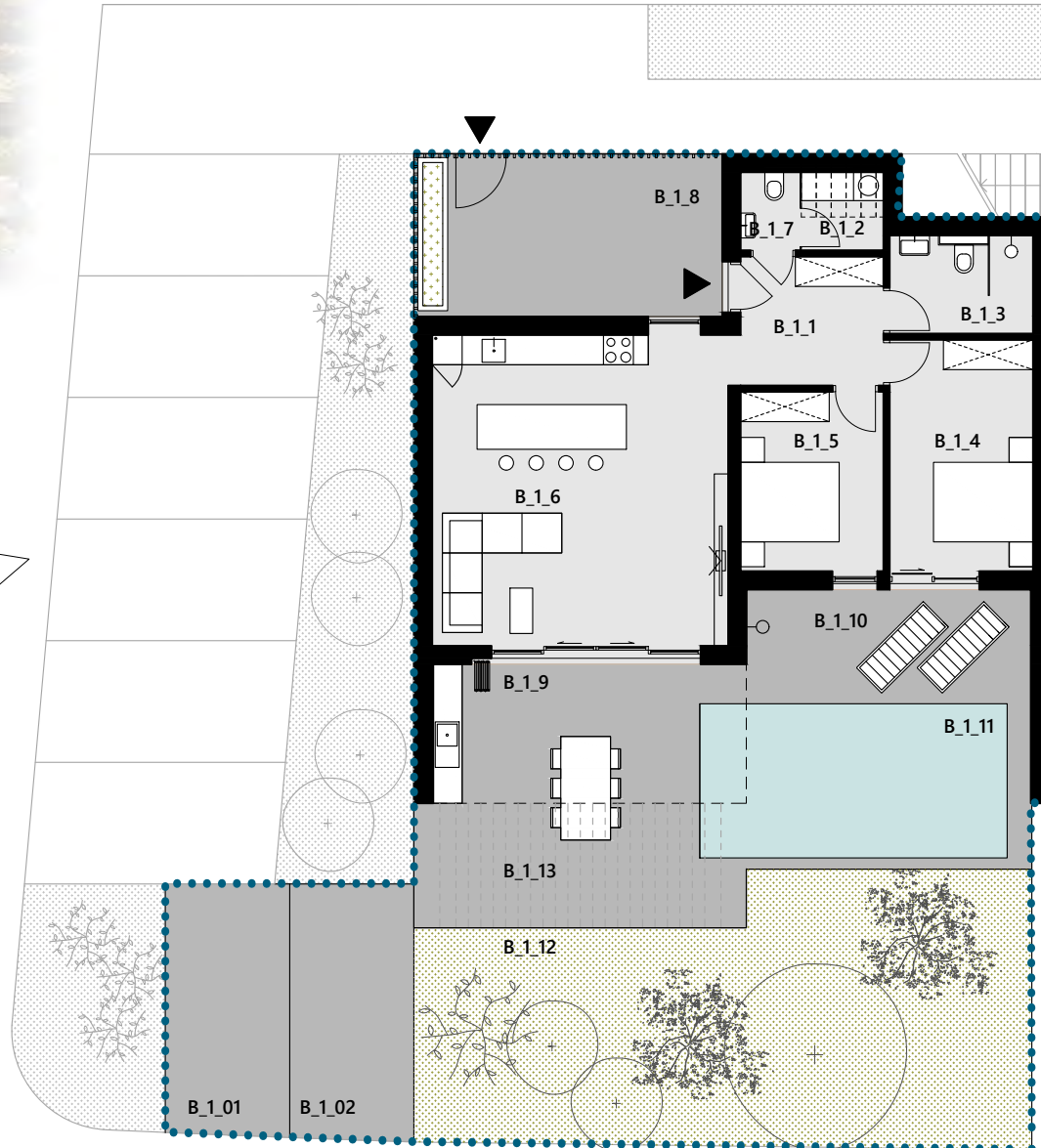
Common area	P (m ²)
Front garden	31.7
Front courtyard	75.81
Front courtyard	37.2



southwest view



ground floor



Apartment B17-B_1

INTERIOR	P (m ²)
B_1_1 Entrance	7.75
B_1_2 Storage	2.56
B_1_3 Bathroom	5.54
B_1_4 Sleeping room 1	13.36
B_1_5 Sleeping room 2	10.22
B_1_6 Living, dining, kitchen	37.47
B_1_7 Toilet	1.82

TOTAL AREA INTERIOR 78.72

EXTERIOR	P (m ²)
B_1_8 Roofed porch	19.95
B_1_9 Roofed terrace	15.8
B_1_10 Terrace	13.81
B_1_11 Pool	19.96
B_1_12 Garden	61.95
B_1_13 Terrace	15.66
B_1_01 Parking/garage	26.69
B_1_02 Parking/garage	12.89

TOTAL AREA EXTERIOR 186.70

TOTAL AREA 265.43

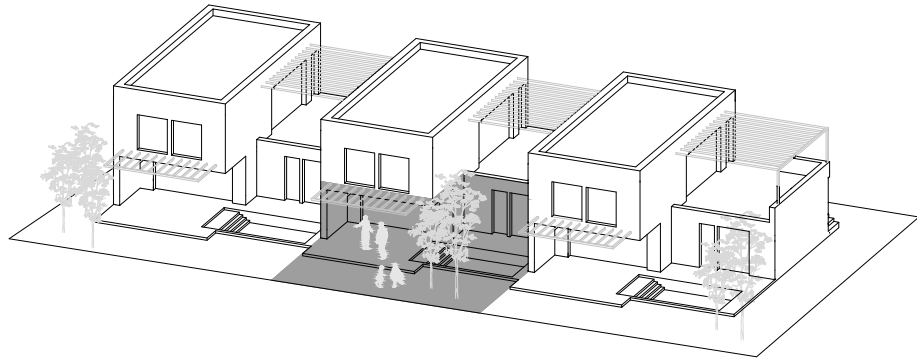
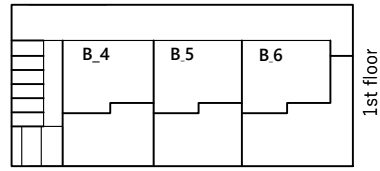
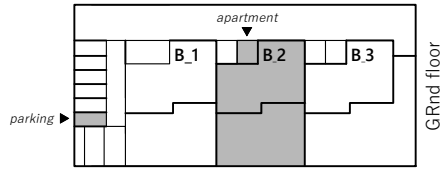


VILLA SEA apartment B17-B_2

3 ROOMS 229.61 m²

SEASIDE LIVING
ADRIATIC RIVIERA
CROATIA ŠIBENIK

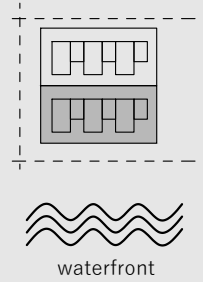
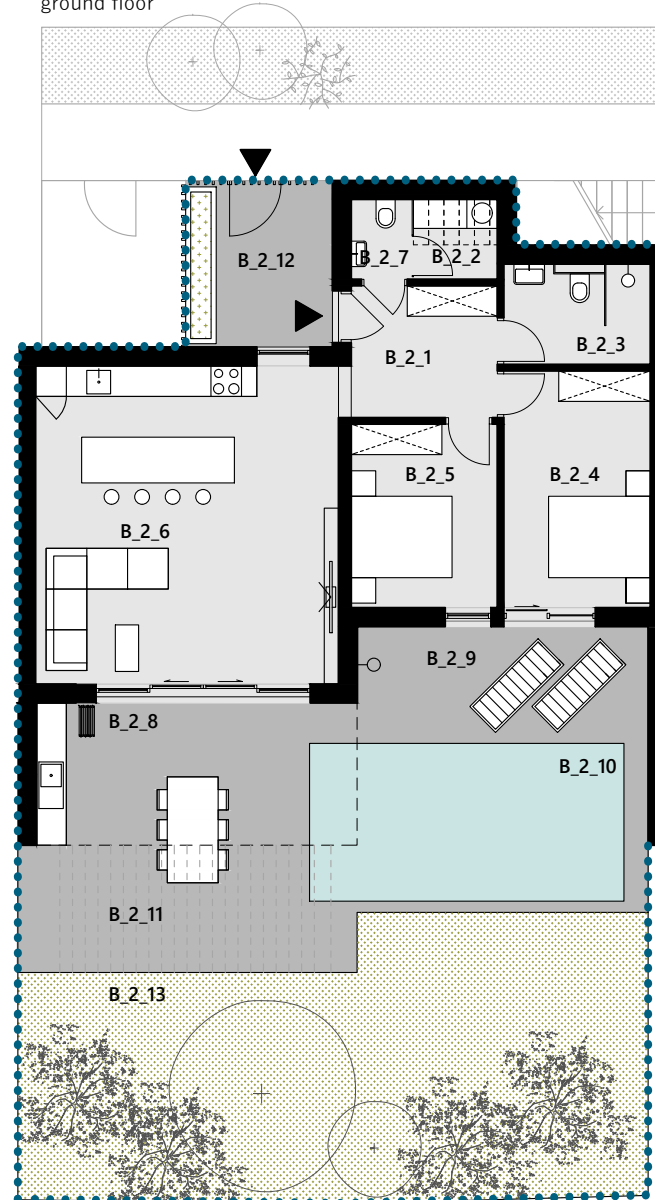
VILLA SEA
apartment B17-B_2



southwest view



ground floor



Apartment B17-B_2

INTERIOR	P (m ²)
B_2_1 Entrance	7.75
B_2_2 Storage	2.51
B_2_3 Bathroom	5.54
B_2_4 Sleeping room 1	13.36
B_2_5 Sleeping room 2	10.22
B_2_6 Living, dining, kitchen	37.47
B_2_7 Toilet	1.83

TOTAL AREA INTERIOR 78.68

EXTERIOR	P (m ²)
B_2_8 Roofed terrace	15.79
B_2_9 Terrace	13.81
B_2_10 Pool	19.96
B_2_11 Terrace	15.67
B_2_12 Roofed porch	10.53
B_2_13 Garden	62.9
B_2_0 Parking/garage	12.27

TOTAL AREA EXTERIOR 150.93

TOTAL AREA 229.61

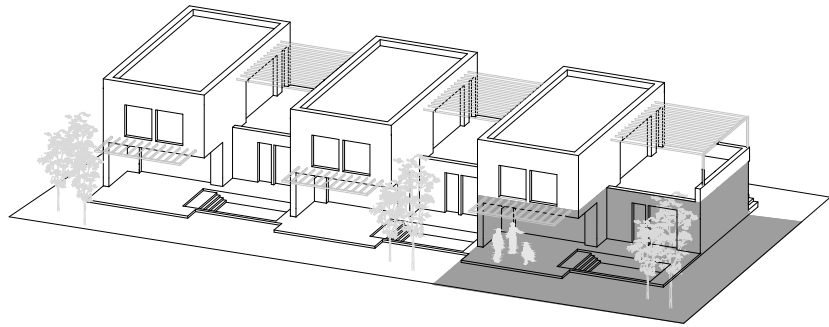
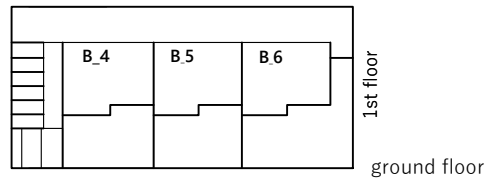
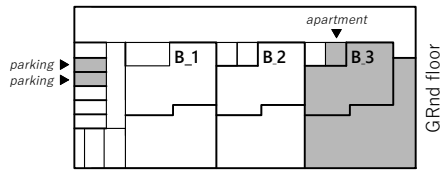


VILLA SEA apartment B17-B_3

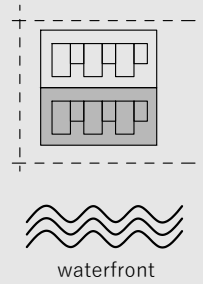
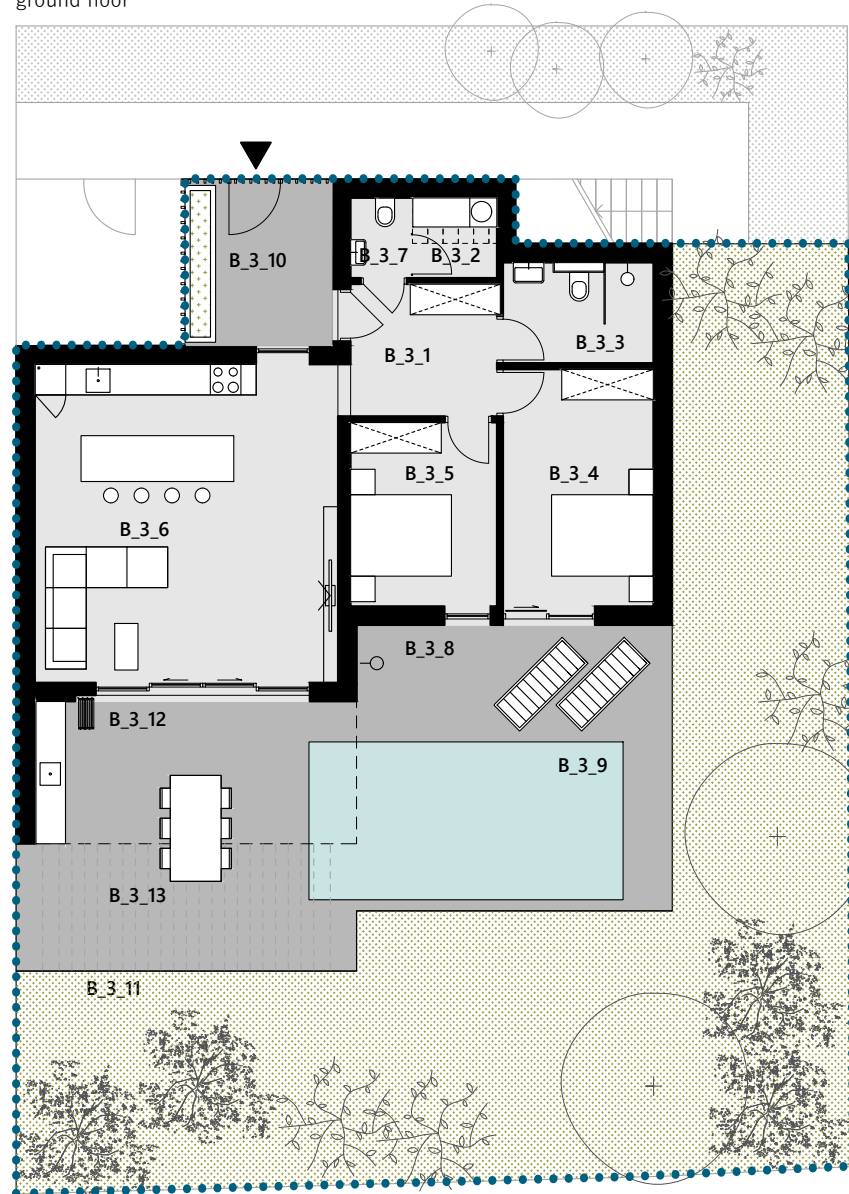
3 ROOMS 308.31 m²

SEASIDE LIVING
ADRIATIC RIVIERA
CROATIA ŠIBENIK

VILLA SAND
apartment B17-B_3



southwest view



Apartment B17-B_3

INTERIOR	P (m ²)
B_3_1 Entrance	7.75
B_3_2 Storage	2.51
B_3_3 Bathroom	5.68
B_3_4 Sleeping room 1	13.63
B_3_5 Sleeping room 2	10.22
B_3_6 Living, dining, kitchen	37.47
B_3_7 Toilet	1.83

TOTAL AREA INTERIOR 79.09

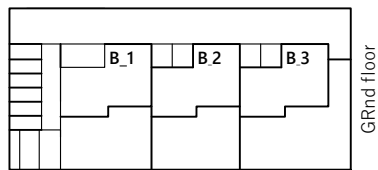
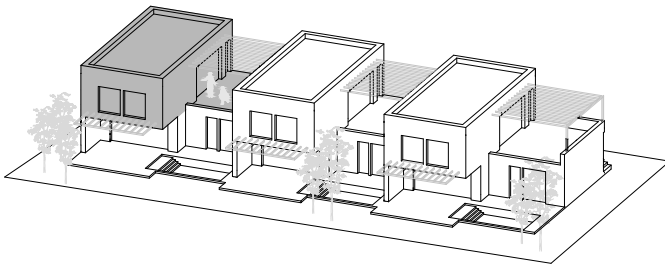
EXTERIOR	P (m ²)
B_3_8 Terrace	16.72
B_3_9 Pool	19.96
B_3_10 Roofed porch	10.53
B_3_11 Garden	126.01
B_3_12 Roofed terrace	15.79
B_3_13 Terrace	15.67
B_3_01 Parking/garage	12.27
B_3_02 Parking/garage	12.27

TOTAL AREA EXTERIOR 229.22

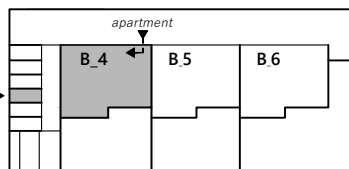
TOTAL AREA 308.31



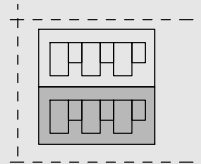
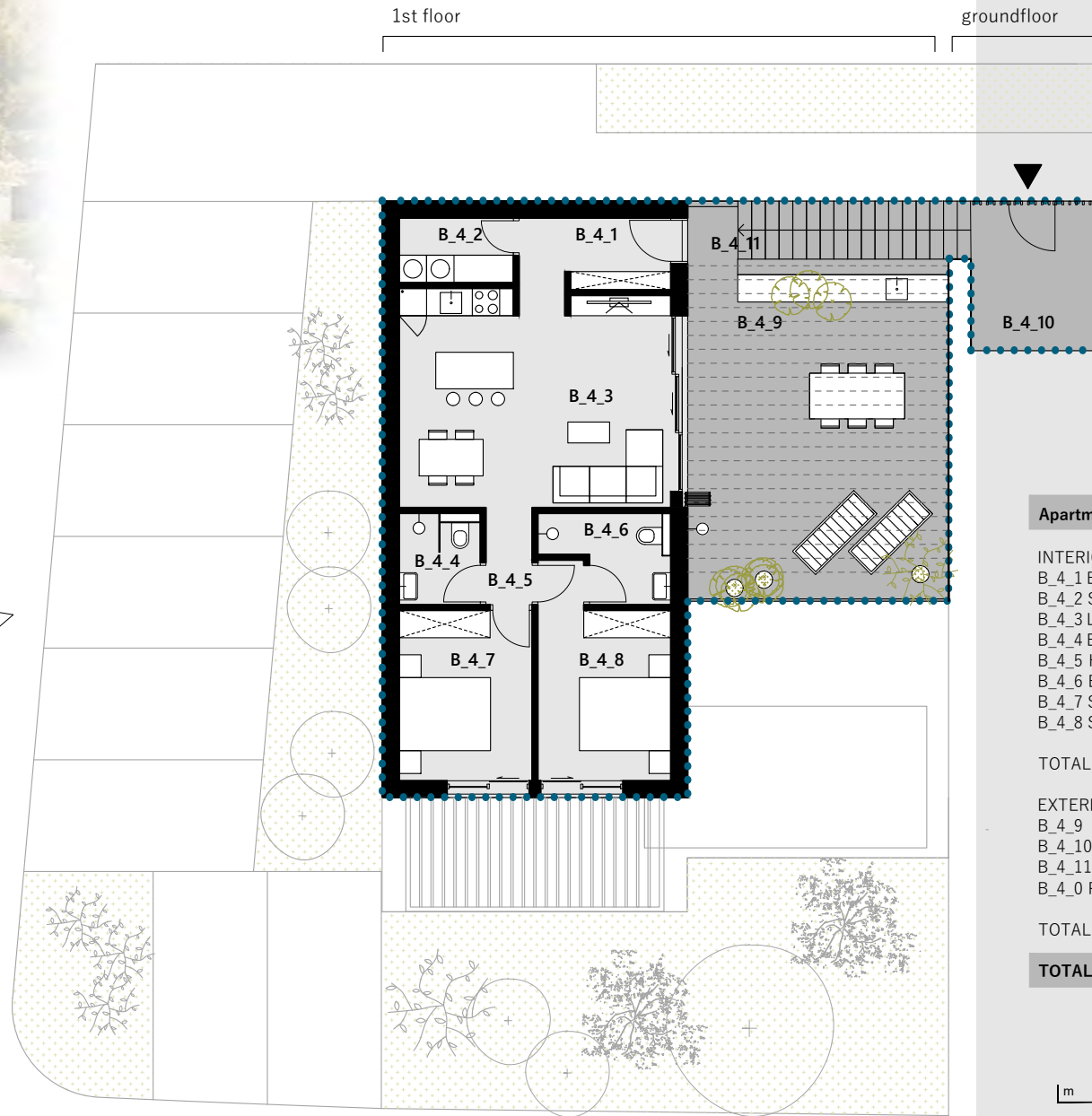
southwest view



GRnd floor



1st floor



waterfront

Apartment B17-B_4

INTERIOR	P (m ²)
B_4_1 Entrance	5.1
B_4_2 Storage	3.49
B_4_3 Living, dining, kitchen	27.84
B_4_4 Bathroom	3.3
B_4_5 Hallway	2.15
B_4_6 Bathroom	4.39
B_4_7 Sleeping room 1	10.77
B_4_8 Sleeping room 1	11.88

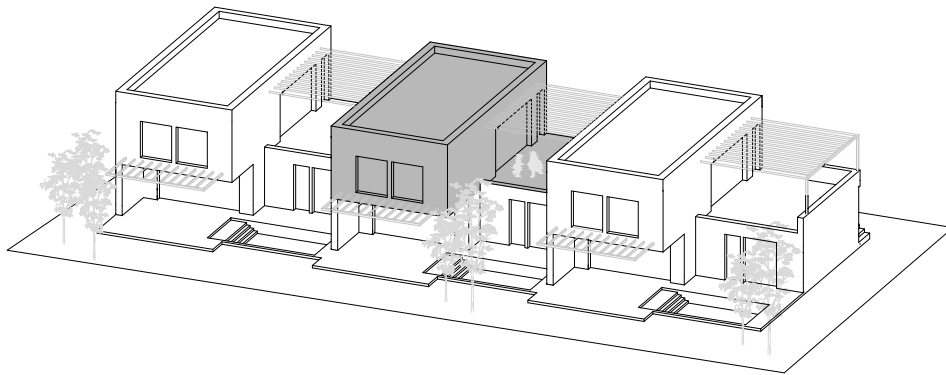
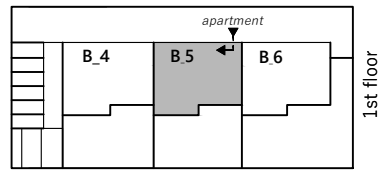
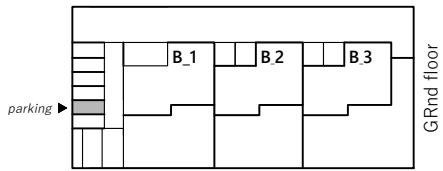
TOTAL AREA INTERIOR 68.92

EXTERIOR	P (m ²)
B_4_9 Terrace	41.20
B_4_10 Roofed porch	8.13
B_4_11 Staircase and entryway	7.86
B_4_0 Parking/garage	12.27

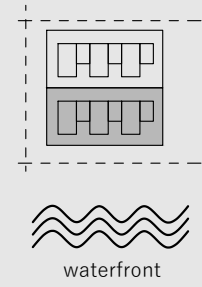
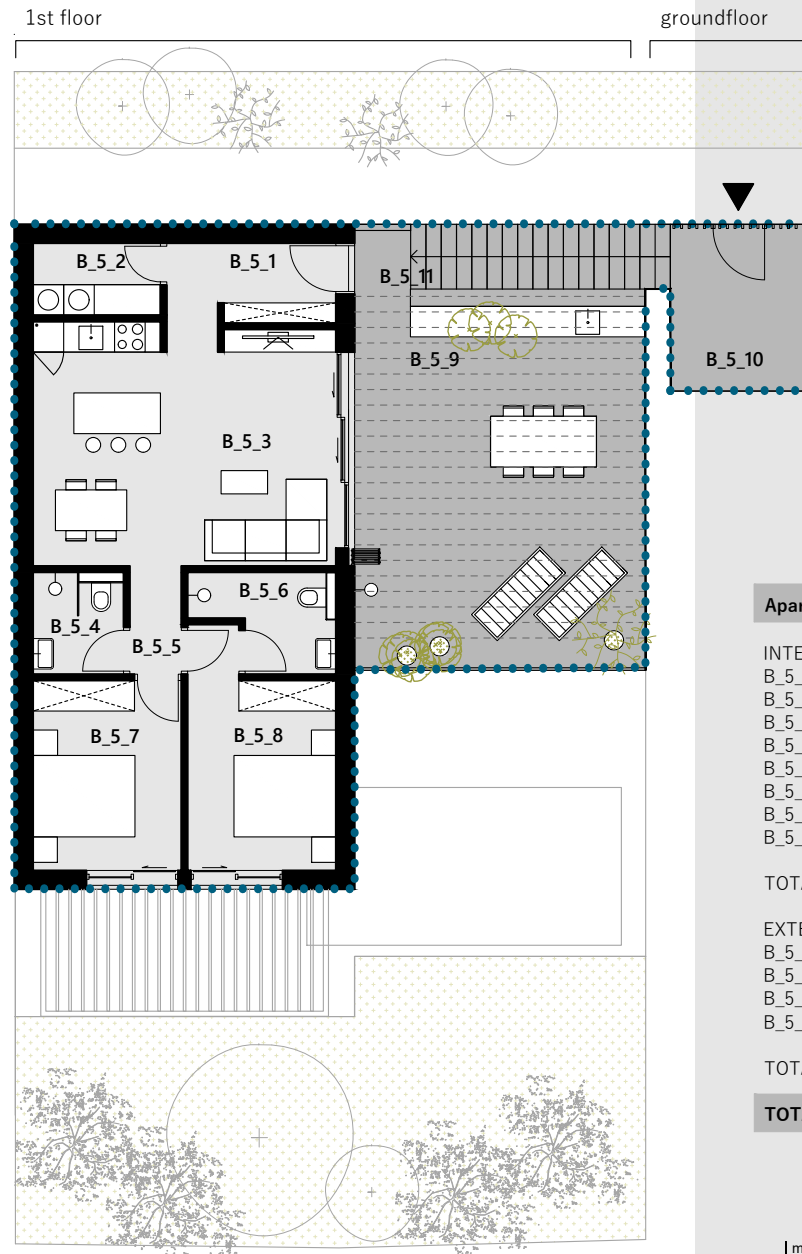
TOTAL AREA EXTERIOR 69.46

TOTAL AREA 138.38

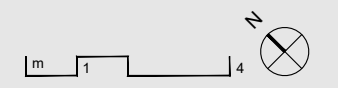




southwest view



Apartment B17-B_5	
INTERIOR	
B_5_1 Entrance	5.1
B_5_2 Storage	3.49
B_5_3 Living, dining, kitchen	27.84
B_5_4 Bathroom	3.37
B_5_5 Hallway	2.15
B_5_6 Bathroom	4.39
B_5_7 Sleeping room 1	10.77
B_5_8 Sleeping room 1	11.88
TOTAL AREA INTERIOR	68.99
EXTERIOR	
B_5_9 Terrace	41.20
B_5_10 Roofed porch	8.13
B_5_11 Staircase and entryway	7.86
B_5_0 Parking/garage	12.27
TOTAL AREA EXTERIOR	69.46
TOTAL AREA	138.45

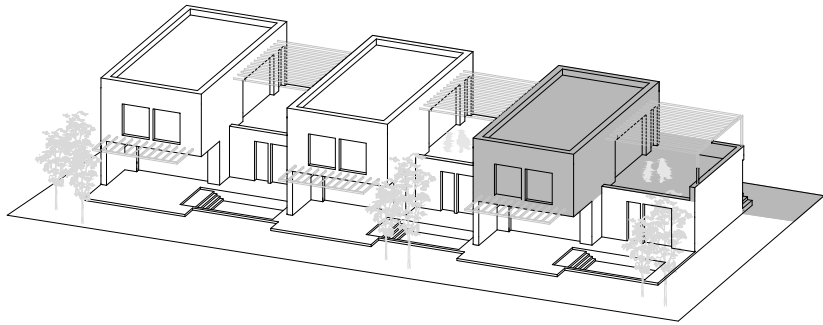
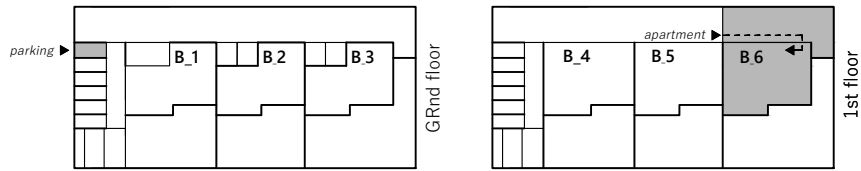


VILLA SEA apartment B17-B_6

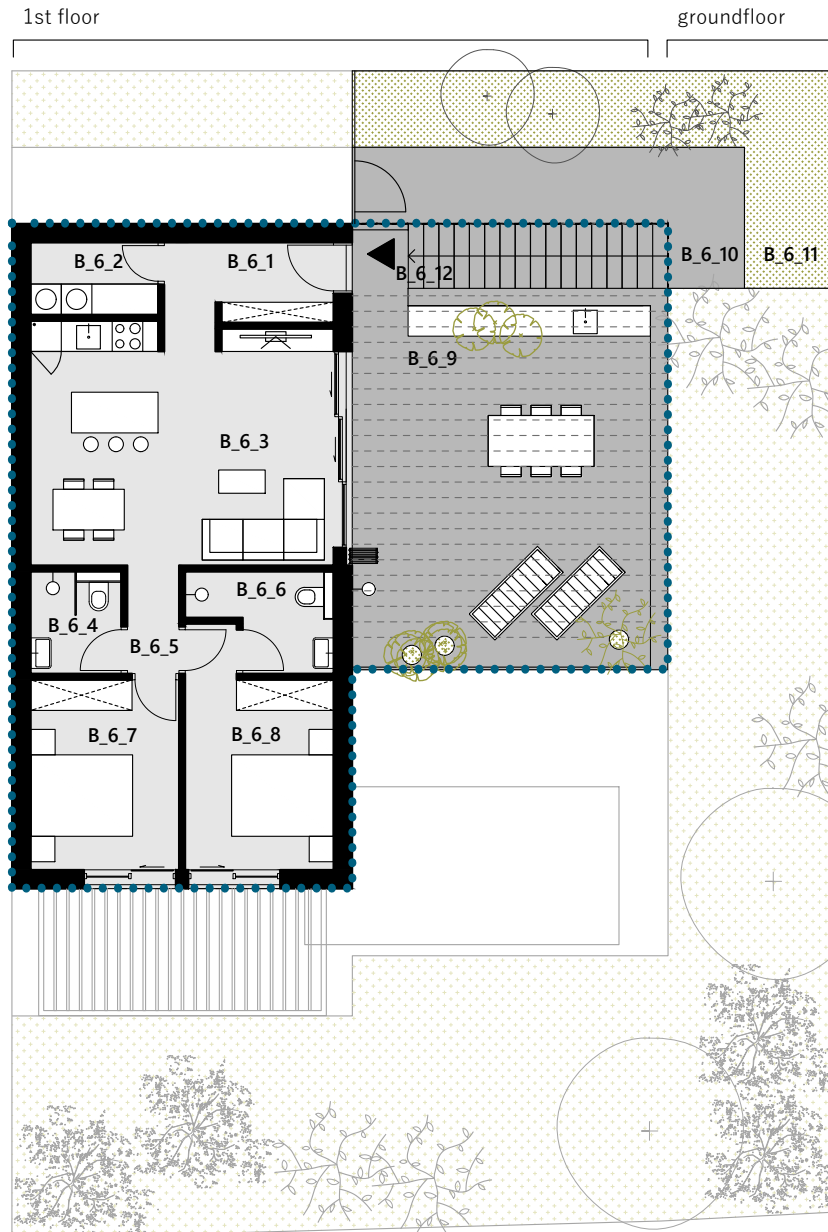
3 ROOMS 165.52 m²

SEASIDE LIVING
ADRIATIC RIVIERA
CROATIA ŠIBENIK

VILLA SEA
apartment B17-B_6

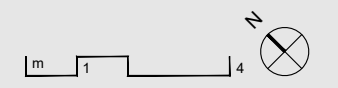


southwest view



Apartment B17-B_6

INTERIOR	P (m ²)
B_6_1 Entrance	5.17
B_6_2 Storage	3.49
B_6_3 Living, dining, kitchen	27.86
B_6_4 Bathroom	3.38
B_6_5 Hallway	2.14
B_6_6 Bathroom	4.4
B_6_7 Sleeping room 1	10.77
B_6_8 Sleeping room 1	11.9
TOTAL AREA INTERIOR	69.11
EXTERIOR	
B_6_9 Terrace	42.23
B_6_10 Front courtyard	13.46
B_6_11 Front garden	20.59
B_6_12 Staircase and entryway	7.86
B_6_0 Parking/garage	12.27
TOTAL AREA EXTERIOR	96.41
TOTAL AREA	165.52



BUILDING ELEMENTS FEATURES



+ reinforced concrete construction



+ room height of 2,90 m



+ aluminum joinery with sea protection and mosquito nets



+ all rooms heated and cooled with high efficiency systems (floor heating)



+ high entrance and room doors



+ plasterboard suspended ceilings

+ highly equipped terraces



pergola



built-in lighting



constructed garden with preparation for irrigation



+ preparation for electric vehicle



+ preparation for smart house solution (functional wi-fi, heating and cooling management, video surveillance, anti-burglary system)



+ prominent brands of equipment and materials



+ high level of design management



+ high involvement in project management and construction



+ customization available for additional furnishing and equipment

DISCOVER

THE STRENGTH OF SEASIDE LIVING:

- + unique location
- + state of the art urbanism
- + impeccable materials and equipment
- + uncompromising quality of construction
- + significant upside potential of the property value
- + income generating potential of the assets



SEASIDE LIVING
ADRIATIC RIVIERA
CROATIA ŠIBENIK

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