



446 m<sup>2</sup> Zadar, Croatia 2 690 000 EUR / 65 259 400 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7830</b>	Price	<b>2 690 000 EUR / 65 259 400 CZK</b>
Address	<b>Zadar, Croatia</b>	Type	<b>Houses</b>
Category	<b>Family House</b>	Usable area	<b>446 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>700 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Parking	<b>Yes</b>
Balcony	<b>Yes</b>	Terrace	<b>Yes</b>

## About real estate

We are offering for sale a beautiful Mediterranean-style villa in the first line by the sea in the Zadar area, just a few meters from crystal clear water. Thanks to its location right on the coast, the villa offers a unique and unobstructed view of the sea and the islands of the Zadar archipelago.

The property has three floors – basement, ground floor, and first floor. The basement has a boiler room, laundry room, bathroom, fitness area, relaxation area, and a space prepared for a sauna. The ground floor consists of a bathroom, study, spacious living room with dining area, modern kitchen, pantry, garage, and covered terrace with direct access to the landscaped garden. On the first floor, there are two master bedrooms with en-suite bathrooms and access to a covered terrace, complemented by two additional bedrooms, each with its own bathroom and balcony.

The total living area of the villa is 446.80 m<sup>2</sup> (gross), while the plot has an area of 700 m<sup>2</sup>. There are three outdoor parking spaces and one garage parking space. The architecture of the building is based on the traditional Mediterranean style with wide terraces and generous window openings that provide plenty of daylight and views. The interior is modern and elegantly furnished with high-quality furniture and appliances, all of which are included in the price.

The garden is carefully landscaped as a Mediterranean park with automatic irrigation and offers a peaceful environment for relaxation. The villa is an ideal place for a family vacation by the sea and a very attractive investment with high potential returns from tourist rentals thanks to its exceptional location.

Technical specifications include: year of construction 2022, high-quality construction of brick thermoblocks with stone cladding, 5 cm facade insulation (Styrodur), PVC windows with electric blinds, triple glazing, and insect screens, underfloor heating throughout the house via heat pumps, air conditioning in all rooms, a fireplace in the living room, a videophone, a camera system, automatic garden irrigation, and a combination of parquet and tiles as floor coverings. Furniture is included in the purchase price.

The villa is located in a quiet and sought-after part of the Zadar area, which is famous for its clean beaches, picturesque bays, and authentic Mediterranean atmosphere. The location offers an ideal combination of privacy, tranquility, and excellent accessibility—restaurants, cafes, and small shops are within walking distance, while the nearby city of Zadar, approximately a 20-30 minute drive away, provides a wider range of amenities.

Another advantage is the excellent transport links: Zadar International Airport is only a short drive away, making the property easily accessible for foreign visitors. The coastal road and nearby motorway access provide convenient connections to other parts of Dalmatia, including Kornati National Park, Vransko Lake Nature Park, and the historic town of Šibenik. Thanks to these features, the villa is not only an exceptional place for your own recreation, but also a strategically located investment with year-round appeal.