



210 m<sup>2</sup> Zadar, Croatia 1 050 000 EUR / 25 473 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Veronika Pecková**  
PROJECT MANAGER

veronika.peckova@luxent.cz  
+420 771 255 255

Order number	<b>N7836</b>	Price	<b>1 050 000 EUR / 25 473 000 CZK</b>
Address	<b>Zadar, Croatia</b>	Type	<b>Houses</b>
Category	<b>Family House</b>	Usable area	<b>210 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>942 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>
Swimming pool	<b>Yes</b>		

## About real estate

We offer for sale a newly built luxury villa with a heated pool in the Zadar area, on the Dalmatian coast. This modern villa is designed as two completely separate units, which together provide flexible and comfortable living space. The villa is fully equipped with modern furniture and features a high standard of workmanship with luxurious materials and details.

The ground floor of the villa, with an area of 131.06 m<sup>2</sup>, includes a kitchen connected to a living room with sea views, three bedrooms, each with its own bathroom, a covered terrace, and a separate guest toilet. The living area and kitchen have direct access to a covered terrace with a fireplace and an outdoor summer kitchen. In front of the house is a spacious heated swimming pool measuring 10×4 meters. Each room is equipped with underfloor heating and air conditioning, ensuring maximum comfort throughout the year.

The first floor has a separate entrance and offers a living room with kitchen, two bedrooms, and a bathroom. The living area has access to a covered terrace with an outdoor summer kitchen. The total area of the upper floor is 75.60 m<sup>2</sup>, and all rooms are also equipped with underfloor heating and air conditioning.

The villa is located in the sought-after area of Zadar, on the Dalmatian coast, with sea views and proximity to all amenities. This property represents the ideal combination of luxury living, modern design, and a lucrative investment opportunity, whether for private use or tourist rental.