



225 m<sup>2</sup> Zadar, Croatia 2 500 000 EUR / 61 562 500 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Veronika Pecková**  
PROJECT MANAGER

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

Order number	<b>N6399</b>	Price	<b>2 500 000 EUR / 61 562 500 CZK</b>
Address	<b>Zadar, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>225 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>1 454 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Device	<b>Yes</b>
Lift	<b>No</b>		

## About real estate

We offer for sale a superbly modern villa right by the beach with a large plot of land on the picturesque island of Ist, located near Zadar.

The villa stands on a plot of 1454 sqm and offers beautiful views of the open sea with direct access from the garden to the beach. The house was built by the owner for himself and thanks to that it was made to a very high standard using the best materials such as marble, travertine, etc. and is furnished with luxurious Italian furniture. The ground floor consists of entrance hall, living room, kitchen, dining room, staircase, guest toilet, laundry room and covered terrace. On the top floor there is a hallway, three bedrooms, each with its own bathroom and a covered terrace. Two bedrooms overlook the bay, while the third has a green oasis.

The lower floor has a roof terrace with a Jacuzzi, bar, DJ desk and sun loungers. The courtyard also has a summer kitchen with dining area, which also offers a beautiful view of the Ist bay. There is a separate apartment, a studio. The size of the pool is 85 sqm (heat pumps). The house is equipped with underfloor heating, heat pumps, ceiling heating and cooling and a bioethanol fireplace. The house is sold fully furnished and equipped with all appliances except personal belongings. The facade is carbon 10 centimetres thick. The water tank is 80 cubic meters. The house was built in 2021, the energy certificate is A+.

The position of the villa is oriented on the south side of the island and is thus protected from strong winds and offers beautiful clear sea views of the open sea. Ist is accessible from the mainland by ferry or fast catamaran and the journey takes about 2 hours. The advantage compared to the mainland is the clean sea, quiet, no tourists. The island of Ist is very popular for yachting tourism, offers basic amenities incl. food, cafes, restaurants, among which are two very famous restaurants on the Adriatic. It covers an area of 9.73 km<sup>2</sup> and has about 200 permanent inhabitants. It is surrounded by numerous islets and rocks.

Available immediately.