



419 m<sup>2</sup> Kožino, Croatia 3 450 000 EUR / 83 697 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Veronika Pecková**

PROJECT MANAGER

[veronika.peckova@luxent.cz](mailto:veronika.peckova@luxent.cz)

+420 771 255 255

Order number	<b>N7656</b>	Price	<b>3 450 000 EUR / 83 697 000 CZK</b>
Address	<b>Kožino, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>419 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>814 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Parking	<b>Yes</b>
Balcony	<b>Yes</b>	Swimming pool	<b>Yes</b>

## About real estate

We offer for sale an attractive stone villa of 419 sqm, spread over two levels, located in a prestigious seafront position in one of the most desirable areas of the central Adriatic, near Zadar. Built on an 814 sqm plot, the villa offers a refined blend of understated luxury, complete privacy, and modern technology—seamlessly integrated into the authentic Mediterranean surroundings.

The interior has been thoughtfully designed down to the finest detail. Thanks to high ceilings and large-format windows, the spaces feel exceptionally airy and light. The ground floor features a spacious open-plan living area with a kitchen and dining room, two bedrooms with a bathroom, and technical utility areas. Glass doors open directly onto the courtyard, which includes a swimming pool, outdoor shower, and toilet. The exterior surfaces are finished with luxurious Brač stone, highlighting the villa's Mediterranean character.

Upstairs, you will find three bedrooms—each with a private bathroom or walk-in wardrobe—as well as a study that can be easily adapted to your needs. A large balcony offers stunning panoramic views of the sea and surrounding islands.

The villa is equipped with a Loxone smart home system, enabling remote control of temperature, humidity, heating, hot water, and the pool. It is pre-wired for the installation of security cameras and an alarm system. The RainBird automatic irrigation system, responsive to real-time weather conditions, ensures effortless maintenance of the outdoor areas.

Kožino is a quiet and sought-after seaside village located just 8 km from the historic city of Zadar, in the heart of northern Dalmatia. This charming coastal area offers an ideal balance of privacy, natural beauty, and crystal-clear sea, with all amenities just a short drive away. The location is exceptionally well-connected—only 18 km from Zadar International Airport, and close to the A1 motorway and Adriatic Highway.

This villa is the perfect choice for those seeking total privacy, exceptional comfort, and distinctive architectural design in one of the Adriatic's most coveted locations. Ideal as a private residence or a luxury investment with high rental potential.