



350 m<sup>2</sup> Zadar, Croatia on request



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7611</b>	Price	<b>on request</b>
Address	<b>Zadar, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>350 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>680 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Number of floors	<b>3</b>
Device	<b>Yes</b>	Parking	<b>Yes</b>
Balcony	<b>Yes</b>	Terrace	<b>Yes</b>
Swimming pool	<b>Yes</b>		

## About real estate

We present a unique offer - sale of a luxury villa situated on a stone cliff right by the sea in an attractive area of Zadar. This modern three-storey villa offers first-class comfort, magnificent views and direct contact with nature and the sea. With its frontline location on the coastline and choice of exclusive materials, it meets all expectations of Mediterranean luxury.

The villa with a total living area is thoughtfully divided into three floors. The ground floor offers two comfortable bedrooms with en-suite bathrooms and direct access to the outdoor terrace. There is also a private sauna for moments of ultimate relaxation. The first floor is the centre of social life. It consists of a generously proportioned living room connected to the open-concept kitchen and dining room. The entire space is illuminated thanks to extensive glazing and connects to an outdoor terrace with breathtaking sea views - ideal for watching sunsets.

The second floor includes three bedrooms, each with its own luxurious bathroom and access to a loggia with panoramic sea views.

The villa is equipped with the latest technology, designer furniture and fully air-conditioned rooms. Emphasis has been placed on harmony with the surrounding nature, with the interior and exterior appearing elegant, airy and serene.

The property includes a landscaped courtyard with a centrally located swimming pool and sun terrace with sun loungers. There is also private parking for three vehicles.

Zadar is one of the most sought-after destinations on the Croatian coast, thanks to its rich history, cultural monuments, modern facilities and above all the beautiful sea with crystal clear waters. The villa is located in a quiet, residential area of the city, which ensures privacy, while the centre of Zadar is easily accessible within a few minutes drive. In the immediate vicinity you will find quality restaurants, cafes, shops, as well as marinas and bike paths. Zadar Airport is approximately 20 minutes away, providing excellent accessibility for international visitors and regular travellers. The location thus combines the convenience of urban amenities with the tranquillity of a seaside lifestyle.