



314 m<sup>2</sup> Zadar, Croatia 2 250 000 EUR / 55 406 250 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Veronika Pecková**  
PROJECT MANAGER

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

Order number	<b>N7579</b>	Price	<b>2 250 000 EUR / 55 406 250 CZK</b>
Address	<b>Zadar, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>314 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>600 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Device	<b>Yes</b>
Parking	<b>Yes</b>	Garage	<b>Yes</b>
Terrace	<b>Yes</b>	Swimming pool	<b>Yes</b>

## About real estate

We offer for sale a villa, which is part of an exclusive complex of modern villas, situated in the first row by the sea in the immediate vicinity of the city of Zadar - one of the most desirable destinations on the Croatian coast, famous for its history, cultural heritage listed by UNESCO and high quality of life.

The villa offers a living area of 313.71 m<sup>2</sup> and includes four spacious bedrooms and four modern bathrooms. There is also an infinity heated swimming pool, a garage of 25.52 m<sup>2</sup> and spacious terraces and balconies with a total usable area of 84.91 m<sup>2</sup>. The property is equipped with the Loxone Smart Home home management system, which allows control via smartphone, tablet or computer. Heating and cooling is provided by a high-efficiency heat pump. The villa is located in the first row by the sea and offers unobstructed sea views.

The property is equipped with a state-of-the-art Loxone Smart Home system that allows complete control via smartphone, tablet or computer. An energy-efficient heat pump provides efficient heating and cooling, while the indoor units are discreetly concealed in the ceilings, enhancing the clean interior design while reducing the ecological footprint.

The location in which the villa is situated is one of the most attractive on the Croatian coast, close to the city of Zadar, which is famous not only for its UNESCO-listed historical monuments, but also for its modern marina and excellent restaurants. Zadar is a popular tourist destination thanks to its rich history, beautiful beaches and the natural wealth of the surrounding area, including national parks such as Kornati and Paklenica. The villa is well connected to the road infrastructure, providing convenient access to Zadar and the surrounding area, while Zadar Airport is only a few minutes away, making this location easily accessible for international visitors.