



280 m<sup>2</sup>

Zadar, Croatia

on request



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

Veronika Pecková

PROJECT MANAGER

veronika.peckova@luxent.cz

+420 771 255 255

Order number	N7619	Price	on request
Address	Zadar, Croatia	Type	Houses
Category	Villa	Usable area	280 m <sup>2</sup>
Number of rooms	5 and more rooms	Land area	47 500 m <sup>2</sup>
Energy performance of the building	G - Extremely uneconomical	Device	Yes
Parking	Yes	Terrace	Yes
Cellar	Yes	Swimming pool	Yes

## About real estate

For sale are two exclusive villas, located on an uninhabited island near Zadar, which can only be reached by private transport. This unique property is an example of a real market opportunity. The villas with a total living area of 280 m<sup>2</sup> are located on a plot of 47,500 m<sup>2</sup> and were completed in 2013. The first villa consists of two bedrooms, a bathroom and an open concept kitchen with dining area and living room. The second villa offers three bedrooms, three bathrooms and an open concept kitchen with dining and living room.

Both villas have a beautiful stone exterior, made of natural stone from Brac, and a 300 m<sup>2</sup> terrace. Two parts of the terrace are covered, with one equipped for outdoor barbecues, ideal for summer evenings. There is also a 4 × 10 m swimming pool, surrounded by outdoor furniture. The interiors of the villas are fully equipped with modern furniture, underfloor heating, and the price of the property includes all furniture and artwork.

The property is situated on an extensive private plot which includes an olive grove planted in 2006, with a total of 665 olive trees, giving the new owner the opportunity for profitable olive oil production. There is also a 300 m<sup>2</sup> cellar, which houses a modern olive pressing plant. The property includes an underground water tank of 200,000 litres and a desalination plant that produces 7,000 litres of drinking water per day.

Two private marinas allow convenient access to the sea, and a tractor and complete olive growing equipment, including a modern olive oil press, are available for land management. Electricity is provided by solar panels and photovoltaic cells that charge special batteries, making the property energy independent and environmentally friendly. Three boats are also on offer - the Rhea Marine 750, the Ring 21 ft and the Kuster, which make it possible to move around the sea in comfort.

The property offers exceptional privacy, unparalleled views of the sea and surrounding islands, and the potential to produce quality olive oil. Its location, exceptional features and privacy make it an ideal investment opportunity for those seeking a prestigious place to live, recreate or do business.