



🏠 277 m<sup>2</sup> 📖 Zadar, Croatia 💰 2 250 000 EUR / 55 395 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7568</b>	Price	<b>2 250 000 EUR / 55 395 000 CZK</b>
Address	<b>Zadar, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>277 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>632 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Number of floors	<b>1</b>
Parking	<b>Yes</b>	Terrace	<b>Yes</b>
Swimming pool	<b>Yes</b>		

## About real estate

We are proud to present this luxurious villa with a heated pool and stunning sea views, located in a peaceful and sought-after area in Zadar, just 130 meters from the coastline. This modernly designed villa is the perfect blend of comfortable living, elegant design, and an exceptional location close to the sea and all essential amenities.

The villa offers a living area of 277 sqm and is situated on a beautifully landscaped plot of 632 sqm. It is spread over two floors – the ground floor and the first floor. On the ground floor, you'll find an open-plan kitchen, dining area, and living room, forming a spacious and airy central zone with direct access to the terrace. There is also one bedroom with a private bathroom. The terrace extends to an elegant heated pool of 38 sqm, surrounded by a sun deck with comfortable outdoor furniture – an ideal space for relaxation while enjoying sea views.

Upstairs, there are three comfortable bedrooms, each with its own en-suite bathroom. One of the bedrooms also includes a walk-in closet. All rooms have direct access to a terrace equipped with sliding glass walls that provide unobstructed panoramic sea views while ensuring plenty of natural light and privacy.

The entire villa is fully air-conditioned and features electric underfloor heating in the bathrooms, living room, and dining area, making it suitable for year-round living. The property is secured with a surveillance system and is located on a fenced plot with private parking, including an electric vehicle charging station. A carefully maintained and landscaped garden completes the overall atmosphere of privacy and comfort.

In the immediate vicinity, you'll find a sandy beach, restaurants, shops, and all other services needed for everyday life. Thanks to its prime location, high-quality construction, and upscale amenities, the villa is ideal both as a family residence and as an investment property with excellent rental potential.