



770 m<sup>2</sup>

Zadar, Croatia

on request



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	N7576	Price	on request
Address	Zadar, Croatia	Type	Houses
Category	Villa	Usable area	770 m <sup>2</sup>
Number of rooms	5 and more rooms	Land area	1 310 m <sup>2</sup>
Energy performance of the building	G - Extremely uneconomical	Number of floors	4
Device	Yes	Parking	Yes
Terrace	Yes	Swimming pool	Yes

## About real estate

We offer for sale a new luxury villa by the sea, located in one of the most exclusive seaside locations in Croatia. This property offers a perfect harmony of modern architecture, design and absolute comfort. The villa has been designed with exceptional attention to detail, functionality and aesthetics, making it the ideal place for those seeking a truly exceptional lifestyle in close proximity to the sea.

The residence is spread over four floors connected by a lift and offers a total area of 770 m<sup>2</sup> on a plot of 1,310 m<sup>2</sup>. The interior of the villa has been fitted with luxury furnishings and the highest level of technology, ensuring comfort, security and a sophisticated lifestyle.

In the basement there is a games room with a pool table, table football, darts and PlayStation, as well as a cinema and space for watching sports or movies. There is also a fully equipped gym. The ground floor of the villa consists of an open-plan living area with a designer kitchen and dining room, which flows seamlessly into a spacious terrace with sun loungers and a swimming pool with counter-current, massage and water heating or cooling functions.

On the first floor, there is a wellness area with an infinity pool and sauna, offering breathtaking views of the sea and surrounding islands. This area can be used all year round thanks to the sliding glass walls. There are also two master bedrooms upstairs, each with its own bathroom and private terrace. On the second floor there are four more luxurious bedrooms, again with en-suite bathrooms and direct access to the terraces, which add to the uniqueness of this place.

The villa is equipped with a smart home system, underfloor heating, CCTV and alarm security, automatic irrigation system, elevator, heated massage pool and other features that ensure a carefree and comfortable stay. The A+ energy certificate proves the high efficiency of the entire property.

The location in which the villa is situated is one of the most sought after on the Croatian coast - right by the beach, with panoramic sea views and just a few minutes drive from a charming town that offers all amenities, culture and gastronomy. The ideal place for discerning clients looking for absolute privacy, exclusive atmosphere and a value-added investment.