



350 m<sup>2</sup> Zadar, Croatia 2 250 000 EUR / 54 956 250 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7606</b>	Price	<b>2 250 000 EUR / 54 956 250 CZK</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>655 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>
Garage	<b>Yes</b>	Terrace	<b>Yes</b>
Swimming pool	<b>Yes</b>		

## About real estate

We offer for sale an attractive villa, located in one of the most beautiful and sought after locations in the Zadar region. This property boasts a modern design, carefully selected furniture and attractive details that make it a unique offering on the market.

The villa was built on a 655 m<sup>2</sup> plot and offers a living area of 350 m<sup>2</sup> divided into three floors. The ground floor consists of a utility room and garage, which are located on the north side of the house. There is also an entrance area, a toilet, a spacious kitchen with dining room and a living room that offers direct access to the garden. This open space is ideal for spending leisure time with family or friends.

On the first floor there is a laundry room, three comfortable bedrooms with access to covered terraces, two bathrooms and two dressing rooms. This space is designed to best suit the needs of the modern family, with plenty of privacy and comfort. On the second floor there is an additional toilet, bathroom, dressing room and one bedroom, which offers breathtaking views of the sea and the surrounding countryside.

The garden of the villa is a real gem. Here you will find a heated self-cleaning ceramic swimming pool (3,2 x 8,0 m) with a sun terrace, ideal for relaxing in any weather. The large terrace is equipped with a remote-controlled bioclimatic aluminium pergola and outdoor furniture for six people, including armchairs and a sofa. This outdoor space creates the perfect oasis for relaxing, barbecuing and outdoor entertaining.

The villa is equipped with a Daikin air-conditioning system, CCTV for added security, solar panels for energy saving, Marazzi ceramic floors in the interior and solid oak parquet floors. Electric windows in some rooms add to the comfort and modern look.

Thanks to its strategic location by the sea and the pine forest, this property is ideal for permanent living, but also for tourist rentals. In addition, it is close to many natural and cultural sights of Croatia, such as UNESCO protected sites in Zadar and Sibenik, national parks Kornati, Krka, Paklenica and many others.