



343 m<sup>2</sup> Zadar, Croatia 1 250 000 EUR / 30 275 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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PROJECT MANAGER

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Order number	<b>N7534</b>	Price	<b>1 250 000 EUR / 30 275 000 CZK</b>
Address	<b>Zadar, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>343 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>4 225 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Number of floors	<b>2</b>
Device	<b>Yes</b>	Parking	<b>Yes</b>
Terrace	<b>Yes</b>	Swimming pool	<b>Yes</b>

## About real estate

We are pleased to present an exclusive offer for a large multifunctional complex with a villa and sports facilities near Zadar in Dalmatia, Croatia, which is an ideal choice for investment in tourist accommodation or as a private recreational residence. This carefully maintained property is located in a quiet area surrounded by Mediterranean nature and offers a wide range of uses - from private relaxation to professional rental with high returns.

The complex consists of four separate parts, which together form a harmoniously coordinated whole with an emphasis on comfort, privacy, and an active lifestyle.

The main residential part consists of an elegant villa with a spacious interior, which includes three bedrooms, five bathrooms, a modern gym, a relaxing sauna, and a whirlpool. The center of the exterior is a private pool surrounded by a sun terrace and an outdoor fireplace - an ideal space for relaxation and socializing.

The second residential part is a separate smaller building with an apartment with a fully equipped kitchen, living room, and bathroom. In the basement of this building, there is a bar with a kitchen, a separate toilet, and a games room - ideal for entertaining and relaxing guests.

The third part of the complex is dedicated to outdoor sports and recreation. There is a multifunctional sports ground with a tennis court, basketball court, and small soccer field, a playground, a vegetable garden, and a spacious storage room for technical equipment.

The offer also includes a building plot with a total area of 2,340 m<sup>2</sup>, on which it is possible to build two additional villas with a swimming pool. A master plan has already been drawn up for one of them and the documents for the building permit have been prepared.

The entire complex was completed in 2020 and has been actively used for tourist rentals ever since. Thanks to its high-quality construction, top-of-the-line amenities, and excellent facilities, the property has received outstanding reviews on all major short-term rental platforms, offering a very attractive return on investment.

The property is located in a quiet rural setting near the city of Zadar, one of the most sought-after destinations on the Croatian coast. This area is an ideal combination of Mediterranean tranquility, natural beauty, and easy access to urban infrastructure. The historic center of Zadar with its ancient monuments, modern marina, restaurants, shops, and airport are just a few minutes' drive away.

The location is ideal for those seeking privacy but also wishing to enjoy all the advantages of a touristically attractive region. The surrounding nature, proximity to national parks, and the rugged coastline with pebble and sandy beaches underline the attractiveness of this offer. The strategic location of the property also ensures year-round tourist interest and offers a wide range of opportunities for further development.