



🏠 650 m<sup>2</sup> 📖 Zadar, Croatia 💰 4 500 000 EUR / 110 812 500 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7548</b>	Price	<b>4 500 000 EUR / 110 812 500 CZK</b>
Address	<b>Zadar, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>650 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>9 500 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Number of floors	<b>3</b>
Parking	<b>Yes</b>	Garage	<b>Yes</b>
Terrace	<b>Yes</b>	Swimming pool	<b>Yes</b>

## About real estate

We are offering for sale a unique villa with modern lines, located on a vast plot of approximately 10,000 m<sup>2</sup>, surrounded by olive groves and untouched nature, just a few minutes' drive from the center of Zadar. This impressive property includes two buildings: the main villa and a commercial auxiliary building, offering complete tranquility, privacy, and unforgettable views of the sea, the Zadar Channel, and the surrounding islands.

The main villa, with a living area of 560 m<sup>2</sup>, is built in a modernist style and is connected to the basement, giving it a unique character. The villa is designed with an emphasis on spaciousness, with air-conditioned rooms and underfloor heating for maximum comfort throughout the year. It consists of nine spacious rooms, each with its own bathroom, two living areas with a kitchen and dining room, and two outdoor swimming pools with sunbathing areas and relaxation zones. For active relaxation, there is a gym and a steam room.

The second building is a commercial property of 90 m<sup>2</sup>, located at the lower part of the plot. This building is intended for the staff who maintain the entire property and includes two rooms, a control room with a camera system for monitoring the entire property, a bathroom, and a garage.

The entire plot is fenced and monitored by cameras, ensuring the highest level of security and privacy. There is also a well used for irrigation of the land and olive grove. This olive grove produces olive oil that has been awarded several prestigious awards and is a symbol of Mediterranean culture and tradition.

This property is an ideal choice for those seeking peace, privacy, and luxurious living space close to nature, yet with excellent access to the highway, airport, and port. This plot and villa offer an excellent investment opportunity, both for personal use and for commercial purposes. For more information or to schedule a viewing, please do not hesitate to contact us.