



🏠 230 m<sup>2</sup> 📍 Zadar, Croatia 💰 710 000 EUR / 17 256 550 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Veronika Pecková**  
PROJECT MANAGER

veronika.peckova@luxent.cz  
+420 771 255 255

Order number	<b>N7620</b>	Price	<b>710 000 EUR / 17 256 550 CZK</b>
Address	<b>Zadar, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>230 m<sup>2</sup></b>
Number of rooms	<b>4 rooms</b>	Land area	<b>602 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Number of floors	<b>2</b>
Parking	<b>Yes</b>	Swimming pool	<b>Yes</b>
Lift	<b>No</b>		

## About real estate

We offer for sale a newly built modern villa with swimming pool, situated in a quiet location near the sought-after historic town of Zadar. The property is situated on a plot of 602 sqm and offers a total living area of 230 sqm, spread over two floors.

The ground floor layout includes a spacious living room with direct access to the covered terrace, a fully equipped kitchen with dining area, a separate toilet and a utility room. Upstairs there are three comfortable bedrooms, each with en-suite bathroom, as well as two covered terraces with partial sea views.

The interior of the villa is air-conditioned, the bathrooms are equipped with underfloor heating and solar water heating system.

The dominant feature of the exterior is the elegant swimming pool with waterfall and hydro-massage jets, set in a meticulously maintained garden surrounded by traditional Dalmatian stone. The garden also includes a modern barbecue area ideal for summer gatherings.

The villa has six parking spaces.

The property is located close to beautiful sandy beaches and crystal clear sea, making it an attractive choice for both holiday living and investment in a premium property in a high demand area.