



🏠 225 m<sup>2</sup> 📍 Zadar, Croatia 💰 890 000 EUR / 21 631 450 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Veronika Pecková**  
PROJECT MANAGER

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

Order number	<b>N7560</b>	Price	<b>890 000 EUR / 21 631 450 CZK</b>
Address	<b>Zadar, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>225 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>466 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>	Terrace	<b>Yes</b>
Swimming pool	<b>Yes</b>		

## About real estate

We are offering for sale an exclusive modern villa built in 2022, located in a peaceful setting in one of the most sought-after coastal areas near the city of Zadar. This unique property represents a harmonious blend of timeless design, top-class comfort, and an exceptional location.

The villa has a total area of 466 m<sup>2</sup>, spread across three levels - basement, ground floor, and first floor - and offers 225 m<sup>2</sup> of living space. The ground floor features a modern, fully equipped kitchen, a spacious dining area, and a bright living room that seamlessly connects to a covered outdoor terrace through sliding glass doors. This open space is ideal for family moments as well as social gatherings. The first floor comprises three comfortable bedrooms, each with its own bathroom and access to a balcony, ensuring maximum comfort and privacy. In the basement, you'll find a wellness zone with a gym and sauna, providing a space for relaxation and rejuvenation. The highlight of this residence is a spacious rooftop terrace with panoramic views of the sea and surrounding landscape - a perfect spot to unwind while watching the sunset.

The villa's plot is fully fenced and carefully landscaped to ensure maximum privacy. It features a heated 32 m<sup>2</sup> swimming pool, a sun terrace, an outdoor fireplace, a covered seating area, and private parking for two vehicles. The villa is equipped with air conditioning in all rooms, underfloor heating in the living room, bathrooms, and gym, and is being sold fully furnished to a high standard.

The property is located just 15 minutes by car from the historic center of Zadar and 30 minutes from the international airport, ensuring excellent accessibility for both owners and potential guests. Nearby you'll find all necessary amenities, beautiful beaches, and a wide range of leisure activities. This villa is a great opportunity for those seeking stylish and comfortable seaside living with all modern conveniences and excellent connectivity.