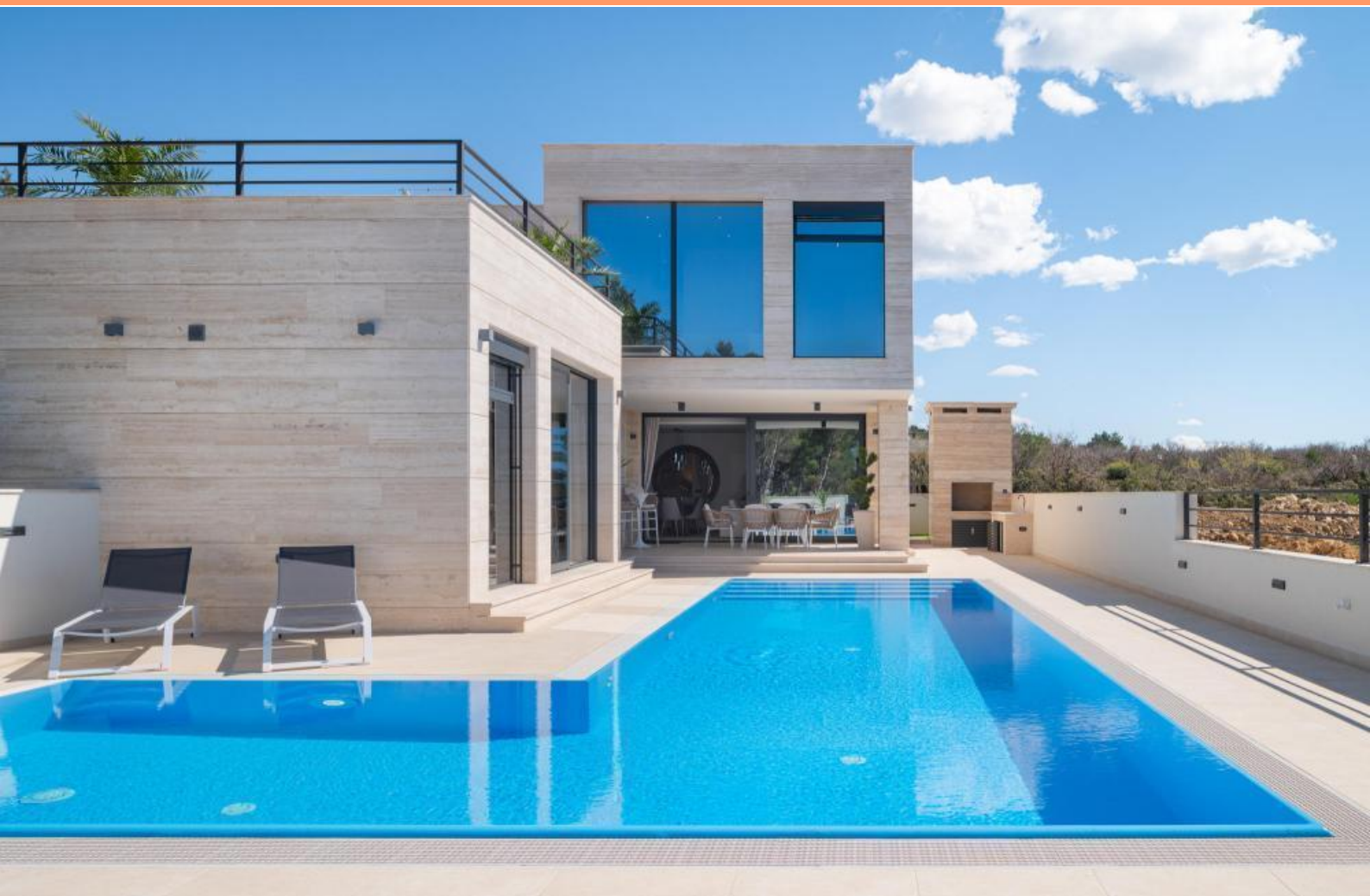


Villa

Razanac, Dalmatia



Ref	RE-LB-2083
Type	Villa
Region	Dalmatia › Zadar
Location	Razanac
Front line	No
Sea view	Yes
Distance to sea	900 m
Floorspace	200 sqm
Plot size	738 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	€ 1 350 000

Villa

Razanac, Dalmatia



One of the four new modern design villas in Razanac area near Zadar with wonderful sea views!

This stunning villa is being constructed to match the high standards of the previous villa shown in the photos, using only the finest materials.

It will feature Italian travertine natural stone both inside and out, along with high-quality ceramic tiles, natural wood elements, and a Mediterranean-inspired outdoor area adorned with large glass fronts and other luxurious details. Every component in the house is chosen with meticulous care.

The villa spans a 738m² plot and provides 200m² of living space.

The ground floor includes an entrance area, hallway, a bedroom with an en-suite bathroom and walk-in closet, a laundry room, a guest toilet, and open kitchen, dining, and living areas that lead to a covered terrace and an outdoor area with a spacious swimming pool.

An internal staircase leads to the first floor, where there are two additional bedrooms, each with its own bathroom and walk-in closet. Both rooms have access to a covered terrace and a large roof terrace with a jacuzzi and panoramic sea views.

The villa boasts large aluminum lift-slide doors and windows, large format tiles and natural stone, a freestanding staircase, underfloor heating throughout, air conditioning, video surveillance, a hands-free system, a heated swimming pool, an outdoor shower, and a pre-wired PV system.

The outdoor area includes Mediterranean plants, garage, a barbecue with a summer kitchen, walk-in showers, natural wood elements, and more.

Currently in the shell construction phase, the villa can be customized according to the buyer's preferences. The price is €1,350,000, with the option to purchase the furnished house for €1,500,000. Additionally, a garage parking space is available for purchase.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

Villa

Razanac, Dalmatia



Price per m²:
6750 €

Average price/m² of this type
in this region:
4481 €

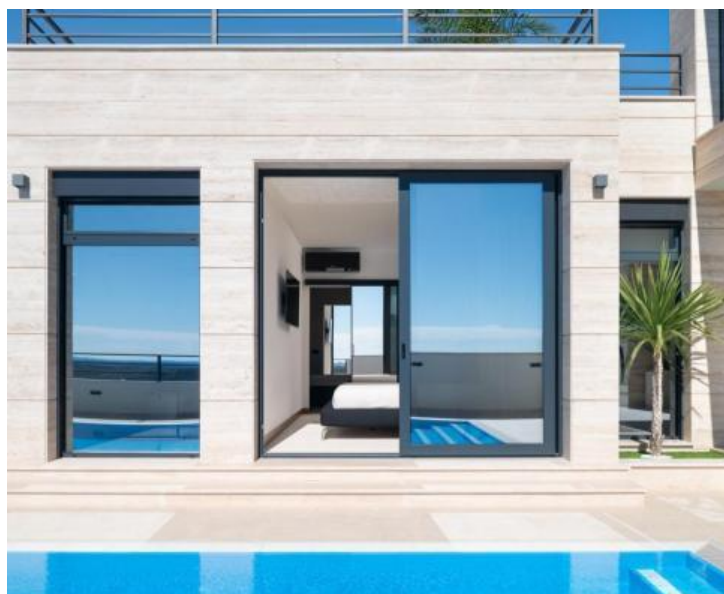
Median price/m² of this type
in this region:
4103 €

Average price/m² of this type
in Croatia:
4343 €

Median price/m² of this type
in Croatia:
3846 €

Villa

Razanac, Dalmatia



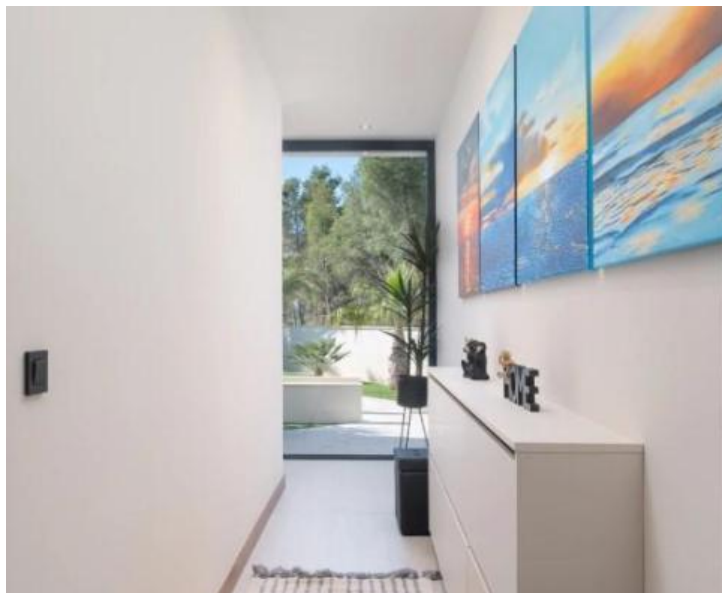
Villa

Razanac, Dalmatia



Villa

Razanac, Dalmatia



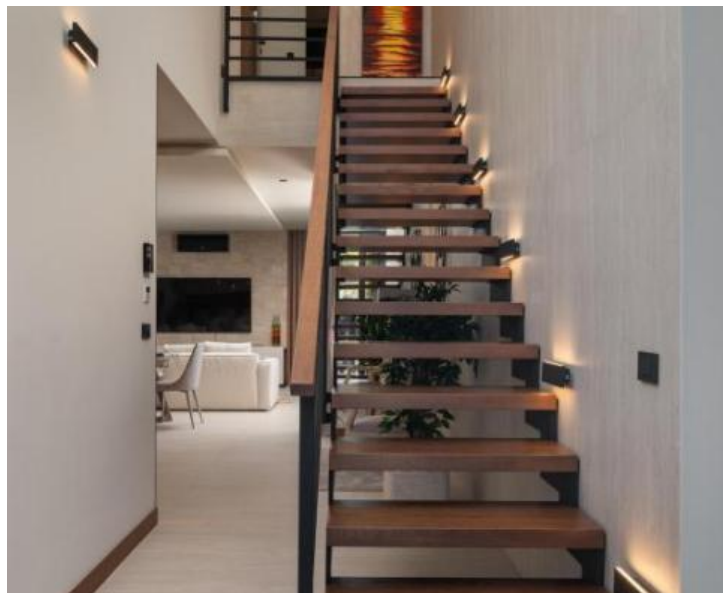
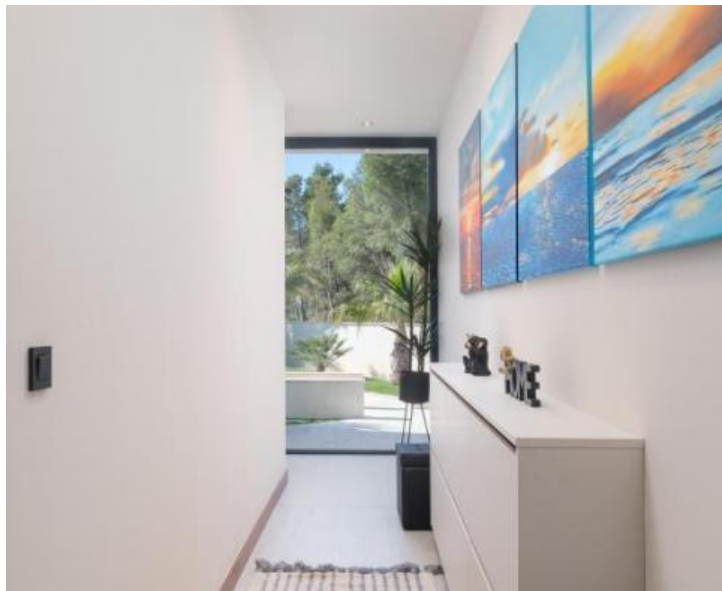
Villa

Razanac, Dalmatia



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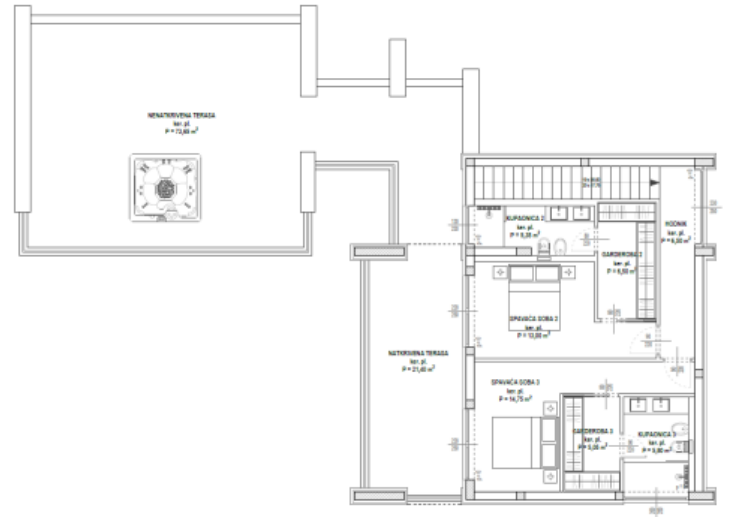
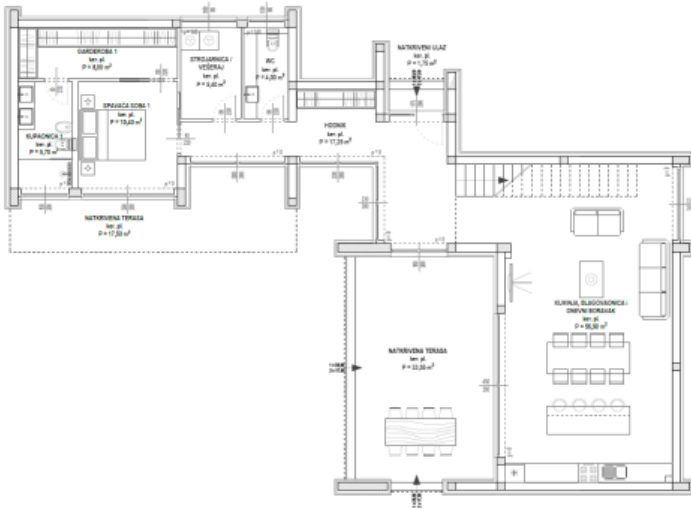
Villa

Razanac, Dalmatia



Villa

Razanac, Dalmatia



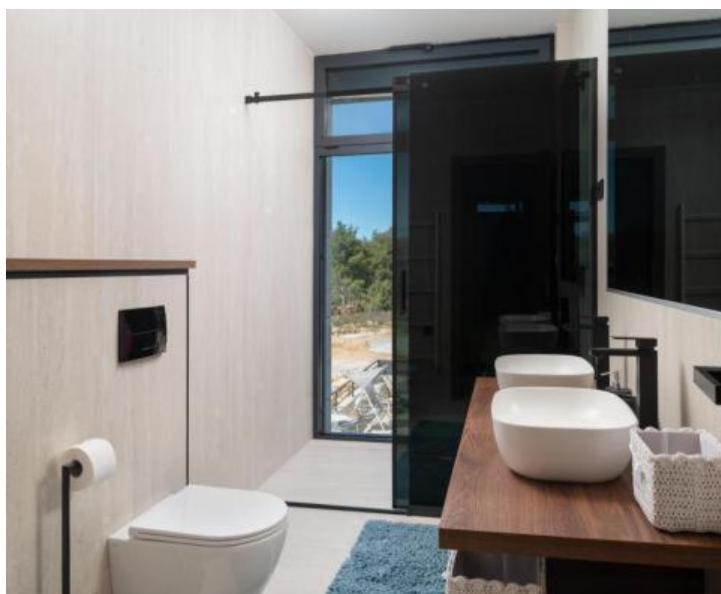
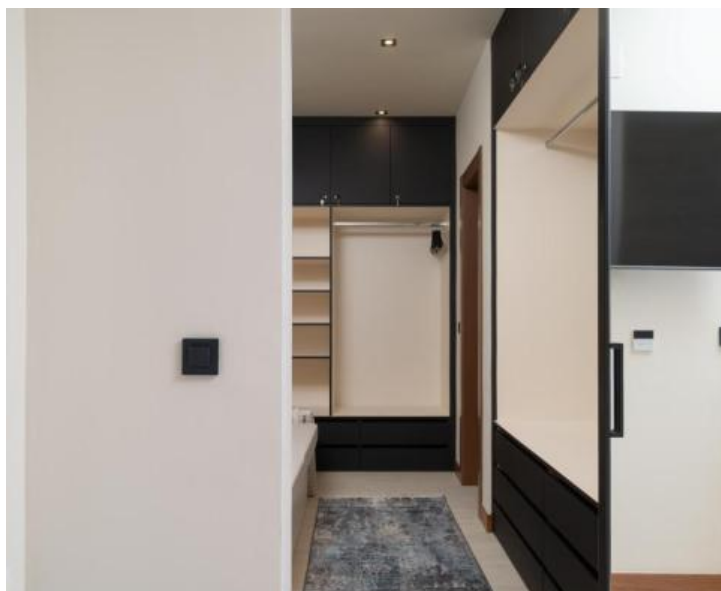
Villa

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