

Villa

Zadar, Dalmatia



Ref	RE-LB-IRO2211
Type	Villa
Region	Dalmatia › Zadar
Location	Zadar
Front line	No
Sea view	No
Distance to sea	800 m
Floorspace	73 sqm
Plot size	94 sqm
No. of bedrooms	2
No. of bathrooms	2
Price	€ 289 000

Introducing an exclusive development of just eight modern villettas nestled in the tranquil surroundings of Zaton, a mere 10 km from the stunning city of Zadar.

These villettas perfectly blend contemporary design with Mediterranean charm, offering breathtaking views of lush forests and the majestic Velebit mountain. Situated near luxurious villas, the village is crafted in a minimalist style, inspired by local traditions.

The location is unbeatable—just a 30-minute drive from Zadar airport and the A1 highway, and only a 15-minute stroll to the crystal-clear sea and pristine beaches.

Each villetta offers 72 m² of living space spread across two floors, plus an additional 3 m² of utility rooms. The ground floor features a spacious living area with a kitchen, a modern bathroom, and an east-facing terrace. The first floor includes two comfortable bedrooms and an additional bathroom with a bathtub.

Residents can enjoy a communal swimming pool, perfect for relaxing on warm summer days. The homes are sold as-built, including finished bathrooms, doors, and flooring (excluding joinery). For those seeking a complete finish, a "turnkey" option is available in two interior styles—Standard or Lux.

These properties represent an excellent investment opportunity, offering an annual return of 7-9%, depending on the rental type. A professional tourist rental management service is also available.

Available villas for sale:

- K2: 72.61 m², 20 m² terrace, covered parking space (€10,000 net) - Price: €289,000
- K3: 72.61 m², 20 m² terrace, covered parking space (€10,000 net) - Price: €289,000
- K4: 72.61 m², 20 m² terrace, covered parking space (€10,000 net) - Price: €299,000
- K5: 72.61 m², 37 m² terrace, two parking spaces - Price: €370,000
- K6: 72.61 m², 55 m² terrace, two parking spaces - Price: €390,000
- K7: 72.61 m², 73 m² terrace, two parking spaces - Price: €410,000

Prices include 25% VAT. A VAT refund is possible when purchasing through a company.

This is a rare chance to own a luxury property on one of the Adriatic's most beautiful coastlines. Don't miss out!

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.

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Price per m²:
3959 €

Average price/m² of this type
in this region:
4474 €

Median price/m² of this type
in this region:
4061 €

Average price/m² of this type
in Croatia:
4353 €

Median price/m² of this type
in Croatia:
3865 €

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No.	Name	Surface
1.01	Room with kitchen	27.2
1.02	Communication	4.8
1.03	Bathroom	4.7
1.04	Clipboard	3.0

No.	Name	Surface
2.01	Communication	8.3
2.02	Room	13.9
2.03	Room	9.3
2.04	Bathroom	4.7



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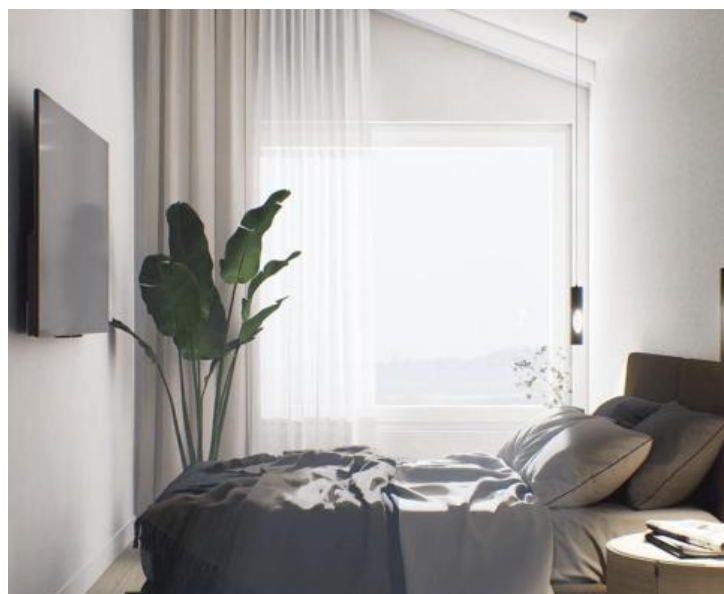
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No.	Name	2uhs
1.01	Room with	2
1.02	Kitchen	4
1.03	Communication	4
1.04	Bathroom	2
1.05	Clipboard	2

No.	Name	2uhs
2.01	Communication	8
2.02	Room	12
2.03	Room	9
2.04	Bathroom	4



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