

Villa

Privlaka, Dalmatia



Ref	RE-LB-33605
Type	Villa
Region	Dalmatia › Zadar
Location	Privlaka
Front line	No
Sea view	Yes
Distance to sea	100 m
Floorspace	162 sqm
No. of bedrooms	4
No. of bathrooms	3
Price	€ 671 500

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Luxury semi-detached villa in Privlaka, 100m from the sea, is offered for sale!

Picture this: you're living a stone's throw from the sea, in a villa that stands as a testament to both luxury and comfort.

In this prime spot, just 100 meters from the relentless tides, there are six semi-detached villas—each a fortress of elegance with its own rooftop terrace, pool or jacuzzi, and a view of the ocean that will steal your breath.

Villa R4 sprawls across a bold 219.68 square meters, its vast interior split over three levels, crowned by a rooftop terrace where the world melts away in moments of pure relaxation.

On the ground floor, you've got a living room built for stories and laughter, and a modern kitchen where meals come to life. Step outside, and you're in a yard with a grill waiting to roar to life, the perfect place to gather as the warmth of the summer night wraps around you. Up the stairs to the first floor, you'll find three spacious bedrooms and a sauna, because even in the wild rush of life, a man needs a place to relax. Two of the rooms share a balcony, a quiet perch to breathe and take it all in.

On the second floor, there are two more bedrooms, each with its own balcony. One has a private bathroom, while the other shares a second bath—built for comfort, built for living.

Then there's the rooftop. Up the steps and into the open sky, where your private pool or jacuzzi waits, gazing out over the sea. It's here you'll find peace—the kind that can only come with the wind in your hair and the sun sinking low on the horizon.

The entire villa is fitted with air conditioning, central heating, and a parking spot for those rare times you'll need to leave this paradise. Whether you're looking for a personal retreat or an investment that will pay dividends, this is the chance. Don't hesitate—schedule a viewing and step into a dream, just 100 meters from the sea!

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:
4145 €

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:
4354 €

Median price/m² of this type
in Croatia:
3869 €

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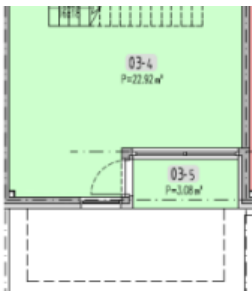
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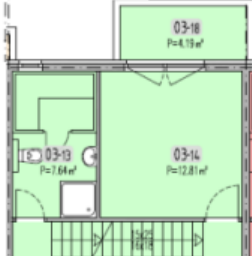


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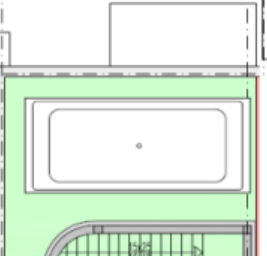
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SECOND FLOOR



ROOF TOP



Garden Balcony Terrace Loggia Parking space	Air Conditioning Central heating Sauna (infrared and finnish) Swimsa pool on the rooftop (5,8x2,2x1,36 m)	Water system Septic system Electrical connection	Telephone, DSL / Internet
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Villa	Floor	Description	Area		Net Usable Area
R4	Ground floor	Entrance	1,92	1	1,92
R4	Ground floor	Bathroom 1	3,34	1	3,34
R4	Ground floor	Kitchen and Dining room	22,36	1	22,36
R4	Ground floor	Living room	22,92	1	22,92
R4	Ground floor	Loggia	3,08	0,75	2,31
R4	1st floor	Hallway	11,15	1	11,15
R4	1st floor	Bathroom 2	6,23	1	6,23
R4	1st floor	Bedroom 1	11,98	1	11,98
R4	1st floor	Bedroom 2	11,46	1	11,46
R4	1st floor	Bedroom 3	11,46	1	11,46
R4	1st floor	Balcony 1	8,06	0,5	4,03
R4	2nd floor	Hallway	11,15	1	11,15
R4	2nd floor	Bathroom 3	7,64	1	7,64
R4	2nd floor	Bedroom 4	12,81	1	12,81
R4	2nd floor	Bedroom 5	12,64	1	12,64
R4	2nd floor	Bathroom 4	4,39	1	4,39
R4	2nd floor	Balcony 2	8,06	0,5	4,03
R4	2nd floor	Terrace 1	4,19	0,5	2,095

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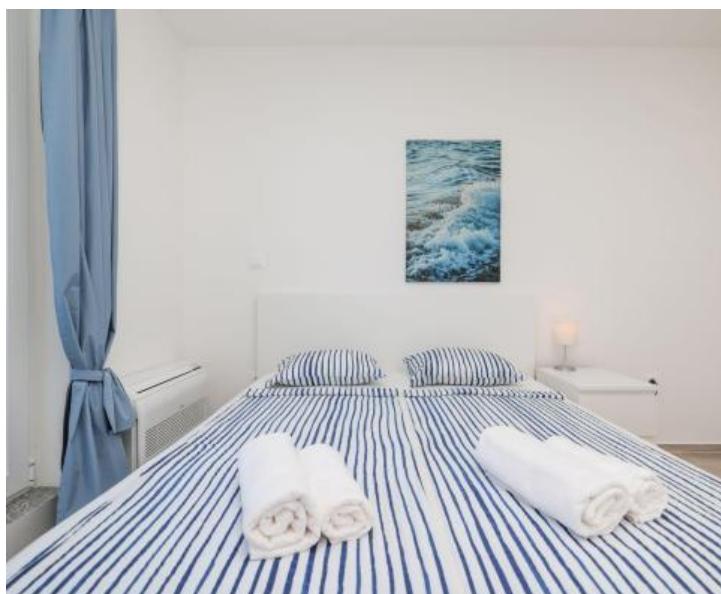
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