

# Villa

## Posedarje, Dalmatia



<b>Ref</b>	RE-LB-IRO2256
<b>Type</b>	Villa
<b>Region</b>	Dalmatia › Zadar
<b>Location</b>	Posedarje
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	300 m
<b>Floorspace</b>	204 sqm
<b>Plot size</b>	800 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	5
<b>Price</b>	€ 1 200 000

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A luxurious villa with a panoramic sea view near Zadar, mere 300 meters from the sea, is now available for new owners!

This exceptional property, located in a prestigious area, offers breathtaking views of the vast blue sea. Due to location on elevated position, it offers wonderful unobstructed view.

Part of an exclusive complex of three villas, each villa boasts an unobstructed view of the Adriatic Sea.

Villa A is situated at the highest point of the complex, occupying an 800 m<sup>2</sup> plot with a net living area of 204 m<sup>2</sup>.

This elegant single-story home is designed with an open-plan layout, featuring four bedrooms, each with its own bathroom. The master bedroom also includes an additional walk-in closet.

The spacious kitchen, dining area, and living room seamlessly flow together, opening onto a beautiful terrace with stunning views.

The landscaped garden features a summer kitchen, while the infinity pool adds a special charm, allowing you to enjoy the panoramic sea view.

This luxury property is equipped with high-quality finishes and includes three parking spaces for added convenience.

Don't miss the chance to own this unique villa that perfectly blends elegance and comfort!

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 m<sup>2</sup>:  
5882 €

Average price/m<sup>2</sup> of this type  
in this region:  
4468 €

Median price/m<sup>2</sup> of this type  
in this region:  
4061 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4345 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3850 €

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