

Villa

Zadar, Dalmatia



Ref	RE-U-21401
Type	Villa
Region	Dalmatia › Zadar
Location	Zadar
Front line	No
Sea view	Yes
Distance to sea	40 m
Floorspace	330 sqm
Plot size	560 sqm
No. of bedrooms	3
No. of bathrooms	4
Price	€ 2 750 000

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Luxury contemporary villa 2nd row to the sea in Zadar area!

It is in this area Ancient Greek Argo ship was thrown onto the sand and the sailors had to carry it on their hands to sea water.

This is the area of unique sandy beaches, rare for Croatia!

Total living area of villa is 330 m², and it was built on a land plot of 560 m².

It consists of a ground floor, a first floor and a roof terrace.

On the ground floor of the villa there is a spacious living room, kitchen and dining room, laundry room, additional toilet and gym. The living room leads to a spacious terrace with a heated pool and garden.

On the first floor of the villa there are three luxuriously furnished bedrooms with ensuite bathrooms, terraces with sea views.

On the second floor there is a wellness area with a Finnish sauna and a bathroom, and on the roof terrace there is a jacuzzi and a summer kitchen. From the roof terrace, where there is a 300-year-old decorative olive tree, there is a beautiful view of the Adriatic sea and the sunset.

High-quality aluminum carpentry materials, floor coverings made of natural Portuguese and French stone, and first-class sanitary ware from the brands Steinberg, Axor and Geberit were used in the construction. Thermal insulation on the facade is 10 cm Styrofoam decorated with Travertine stone.

The villa is fully air-conditioned, and there is underfloor heating in all rooms.

In the completely fenced yard of the villa there is a beautiful garden and a private parking lot.

The villa is located in an extremely attractive location in front of a sandy beach, and is surrounded by untouched nature.

There are many other interesting places in this area of Zadar, such as the historic town of Nin, 10 km away. In Nin, there is one of the longest sandy beaches in Croatia, Kraljičina beach, and next to it is a locality with healing mud. The urban center and tourist center of Northern Dalmatia, the city of Zadar is 15 km away, and the nearest airport is 22 km from the villa.

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:
8333 €

Average price/m² of this type
in this region:
4468 €

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

Average price/m² of this type
in Croatia:
4345 €

Median price/m² of this type
in Croatia:
3850 €

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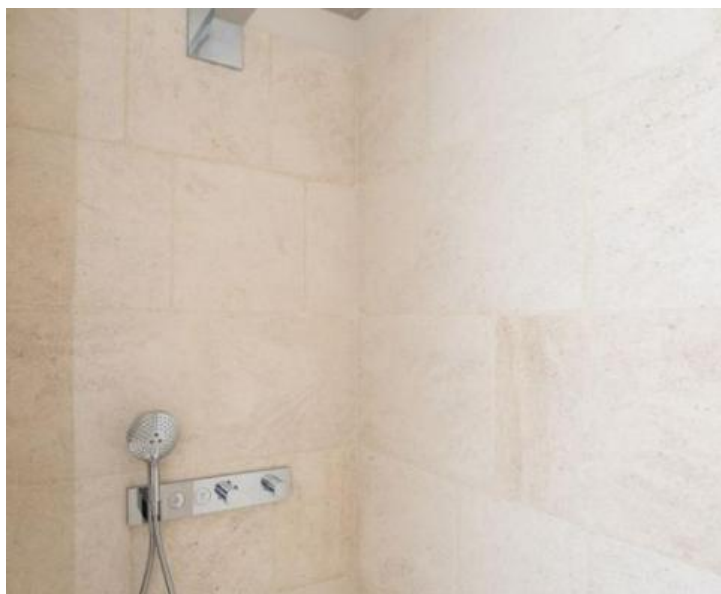
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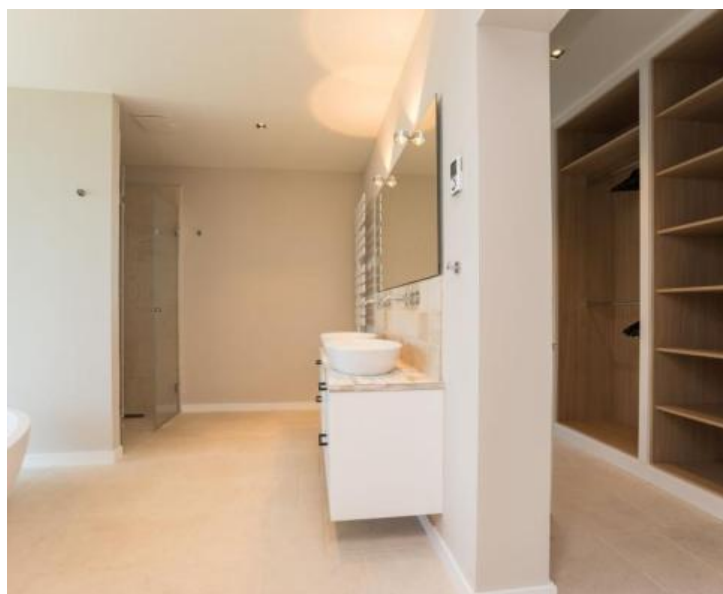
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