

Villa

Zadar, Dalmatia



Ref	D-80160
Type	Villa
Region	Dalmatia › Zadar
Location	Zadar
Front line	Yes
Sea view	Yes
Distance to sea	5 m
Floorspace	700 sqm
Plot size	2170 sqm
No. of bedrooms	6
No. of bathrooms	6
Price	€ 9 000 000

Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com

Villa

Zadar, Dalmatia



Luxury villa in a prestigious location near Zadar, on 2170 sq.m. of land, with swimming pool, on the 1st line to the sea!

Due to it's position, villa benefits isolated exit to the sea and beach.

It is built just a few years ago in a contemporary style in a popular and highly demanded suburb of Zadar, top class yachting marina is nearby to keep the yacht there.

This modern design villa is spread over 700m2 and has three floors. Each level is a sample of modern simplicity and minimalist style of contemporary luxury.

Each floor has a separate residential unit and is fully equipped with the latest appliances and designer interior. Each residential unit offers two bedrooms, two bathrooms, spacious salon with kitchen and terrace overlooking the sea.

If needed, the levels can be united. In current mode it is an ideal property for the family of several generations or for several brothers and sisters who want their large family to stay together.

Villa is placed on spacious terrain of 2170 sq.m. stretching to the sea.

The villa has an **outdoor kitchen**, a **roof terrace of 205 m2** that offers a beautiful view of the sea, as well as a beautiful **outdoor swimming pool of 45 m2**.

The villa also has a **home theater/cinema** and Hi-Fi system, as well as a **garage** within the villa (!).

The villa is equipped with the most modern smart-home systems, including automatic blinds, air quality control, air conditioning system, solar energy optimization, remote control of household appliances, video security system and the like.

Within the villa there is also an additional **guest/personnel apartment of approximately 40 m2**.

Villa is completely gated by a stone fence and provides maximum privacy and isolation, worth a celebrity.

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

Zadar, Dalmatia



Price per m²:
12857 €

Average price/m² of this type
in this region:
5025 €

Median price/m² of this type
in this region:
5440 €

Average price/m² of this type
in Croatia:
7998 €

Median price/m² of this type
in Croatia:
6667 €

Villa

Zadar, Dalmatia



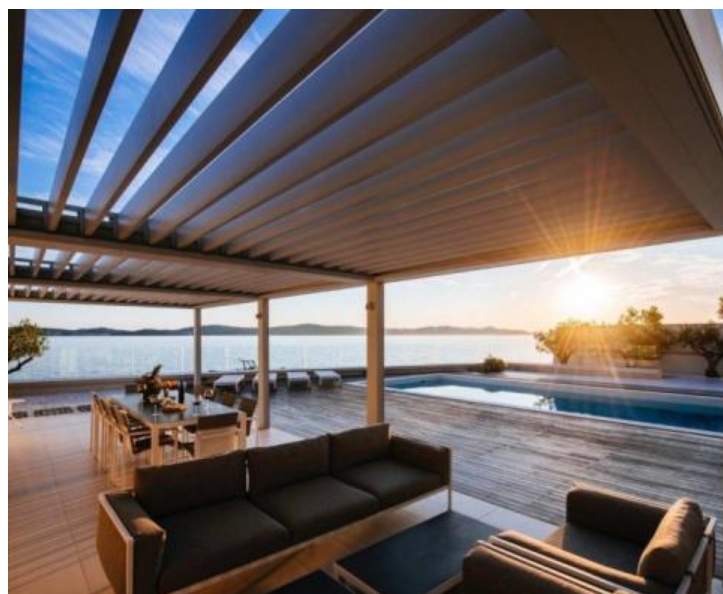
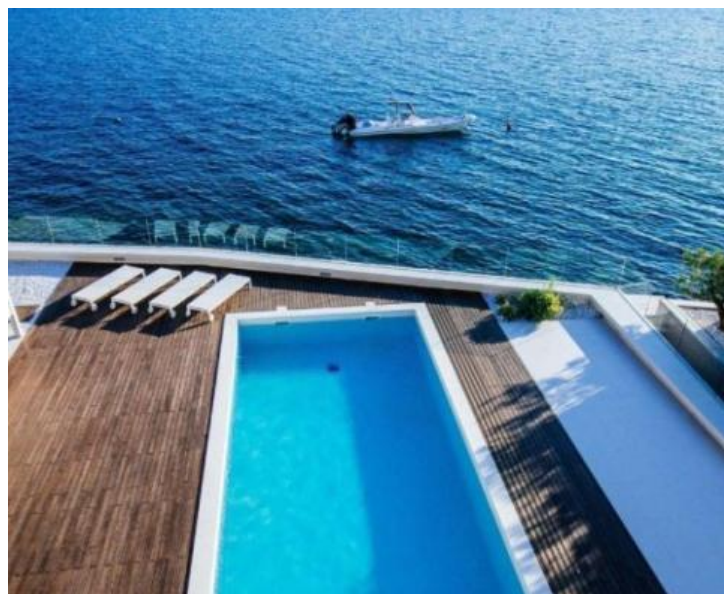
Villa

Zadar, Dalmatia



Villa

Zadar, Dalmatia



Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com

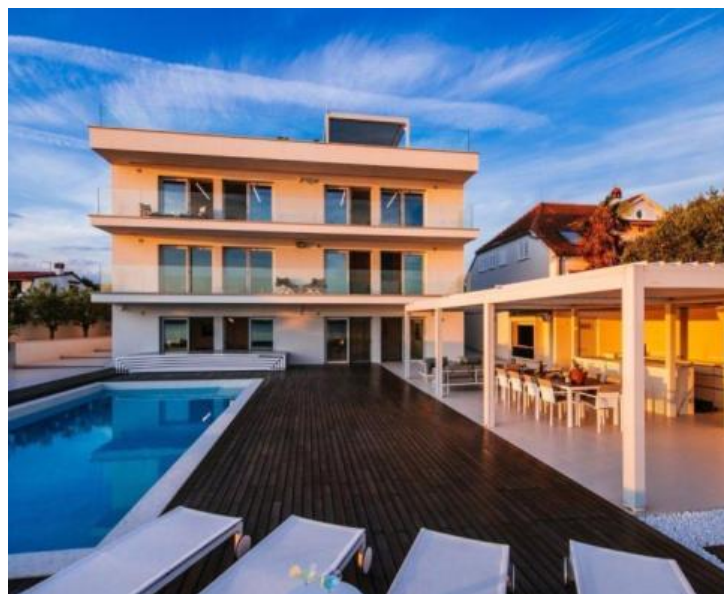
Villa

Zadar, Dalmatia



Villa

Zadar, Dalmatia



Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com

Villa

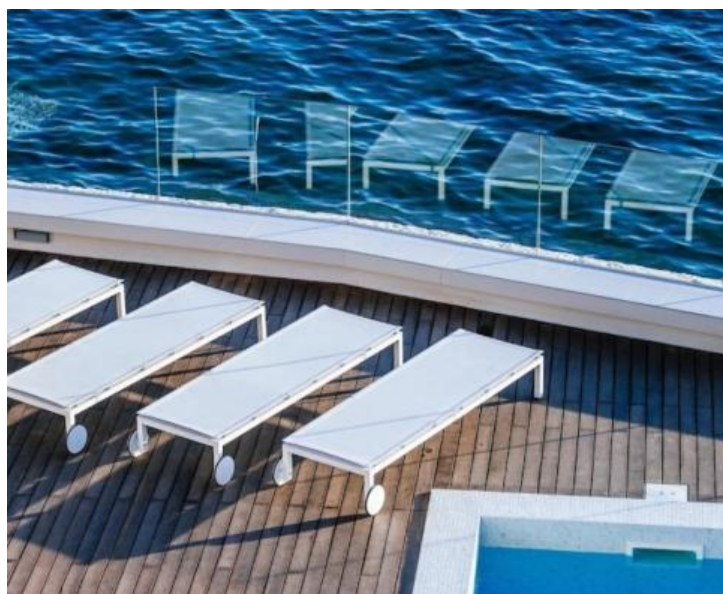
Zadar, Dalmatia



Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com

Villa

Zadar, Dalmatia



Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com

Villa

Zadar, Dalmatia

