

# Villa

## Zadar, Dalmatia



<b>Ref</b>	RE-LB-IRO1568
<b>Type</b>	Villa
<b>Region</b>	Dalmatia › Zadar
<b>Location</b>	Zadar
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	2000 m
<b>Floorspace</b>	235 sqm
<b>Plot size</b>	749 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 1 250 000

New complex of 12 luxury villas on a natural slope, which ensures a wonderful open view of the sea in Zadar area, cca. 2 km from the sea!

Fantastic isolated position within greenery, to enjoy privacy and peace.

The planned construction is 12 villas on land plots of 640m<sup>2</sup> - 740m<sup>2</sup> each.

Each villa will have a gross living area of approx. 235 m<sup>2</sup> distributed on the ground floor and a similar layout.

On the ground floor there is an open-concept living room, dining room and kitchen, covered terrace, laundry room, guest toilet and a spacious bedroom with bathroom and wardrobe. An internal staircase leads to the upper floor, where there are 2 bedrooms with their own bathroom and dressing room, and a roof terrace with a jacuzzi that offers a beautiful view of the sea.

In the garden there is a heated infinity pool, an outdoor grill, a lounge area and prepared connections for the sauna.

The garden is decorated in a Mediterranean style, decorated with olive and palm trees and a beautiful green lawn.

Only high-quality materials are used during construction and finishing:

- The living room is equipped with underfloor heating powered by a heat pump.
- Each room has a Mitsubishi inverter air conditioner, there is also a chimney connection.
- The facade is lined with first-class Roman travertine, the inner part with 60x120 cm Memento travertine tiles and the outer part with Paladiano travertine.
- Aluminum windows and floor-to-ceiling lift-and-slide doors are in anthracite color.
- The lawn has an automatic irrigation system.
- Each house has a complete Smart-Home-System controlled by smartphone, video surveillance, electric vehicle charging station, electric gate, natural eco materials, wrought iron fences, 3 parking spaces..

The villas are surrounded by walls 1.80 m high, and complete privacy is ensured.

The price refers to completely finished villa without furniture, and if the customer wishes, the interior can be designed in cooperation with an interior designer.

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>:  
5319 €

Average price/m<sup>2</sup> of this type  
in this region:  
4481 €

Median price/m<sup>2</sup> of this type  
in this region:  
4103 €

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

Median price/m<sup>2</sup> of this type  
in Croatia:  
3846 €

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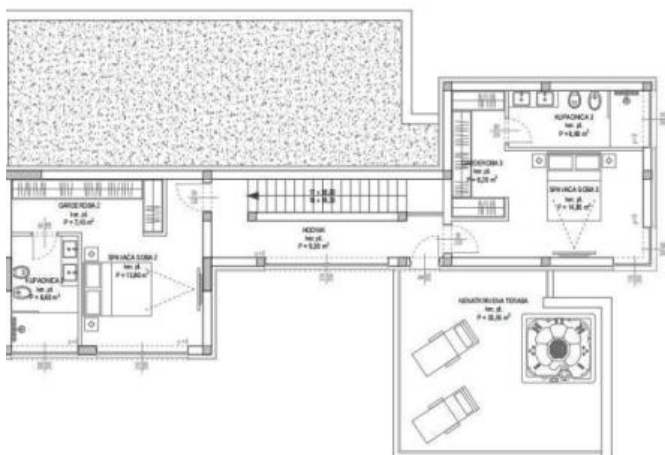


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