

Villa

Zadar, Dalmatia



Ref	RE-U-91896
Type	Villa
Region	Dalmatia › Zadar
Location	Zadar
Front line	Yes
Sea view	Yes
Distance to sea	5 m
Floorspace	237 sqm
Plot size	536 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	€ 2 250 000

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The luxury villa is in Privlaka near Zadar, 1st line to the sea, which you can enjoy during the day or night.

Privlaka is an oasis of sandy coves, and every summer it is visited by a large number of foreign guests and families with children, who are eager for a peaceful and happy vacation.

Total area is 237 sq.m. Land plot is 536 sq.m.

The villa will be built in a contemporary style at the beginning of 2024, it is fully air-conditioned and provides accommodation for a maximum of 8 people.

It will consist of the ground floor, 1st and 2nd floor, where you will have enough space for rest and relaxation, and a special convenience is that you can enjoy the view of the calm and clear sea while drinking delicious cocktails from the two terraces, where there is seating.

On the ground floor there will be a living room that includes a corner sofa, two-seater sofa, coffee table and TV, and there is also a modern and fully equipped kitchen where you can easily prepare meals for the whole family, including a bar with 3 bar stools. In the dining room there is a dining table with 8 seats.

There will also be a game room on the ground floor where you can have fun playing billiards, and the youngest will be delighted by the PlayStation game console.

On the 1st floor, you will be comfortably accommodated in 3 bedrooms with double beds and associated en suite bathrooms with showers, and on the 2nd floor there is another bedroom with a double bed, which also has an en suite bathroom with a shower and bathtub.

Additional features of the villa include a washing machine, dryer and iron, and you can use one separate toilet, feeding trough and baby cot.

The outdoor terrace will be a place where you will feel like royalty enjoying the swimming pool, next to which there is a sun deck with 8 sun loungers, a romantic jacuzzi and a covered seating area. You can also use the outdoor charcoal or wood grill, and you will try the prepared dishes on the outdoor dining table for 8 people.

The courtyard of the villa is completely fenced and offers private parking spaces.

Privlaka is a small fishing and tourist town ideal for a family holiday, it is known for its beautiful beaches, pine forests by the sea and clear sea. Take the opportunity and go on a one-day trip and visit nature parks such as Telašćica and Velebit, and visit the national parks: Krka Waterfalls, Paklenica or Kornati. Don't miss visiting the historic cities of Nin and Zadar, which will provide you with everything you need to make your vacation complete: delicious gastronomic offer, attractions and local activities such as diving, horse riding and fishing.

Delight yourself and your loved ones with a perfect annual vacation, and relax in a luxurious villa in Privlaka!

Technical details:

ROOF:

- Roof insulated with TPO foil

FACADE:

- ETICS - 10 cm thick thermal insulation,

part of the facade covered with wood paneling - composite wood of the new generation - Twix Teak (UltraShield® by Déco)

EXTERNAL CARPENTRY:

- ALU external carpentry, 7 chambers, triple sealing
- Heat transfer coefficient $U_w=1.3 \text{ W/m}^2\text{K}$
- Three-layer glass with 2 low-E coatings

HEATING AND COOLING:

- fan convector heating/cooling via an air-water heat pump
- Heating and cooling through Multi-split air-to-air heat pumps
- Electric underfloor heating in bathrooms, dining room and living room

FLOORS:

- large-format tiles, first-class parquet in the bedrooms

FENCES:

- internal stair railing made of safety glass
- external fences made of safety glass

EQUIPMENT:

- Video intercom
- SAT antenna system / TV / internet
- electric car charger
- heating/cooling of the interior and the pool via the application

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GARDEN:

- grill - jacuzzi

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:
9494 €

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:
7957 €

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

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