

Villa

Zadar, Dalmatia



Ref	RE-LB-IRO1739
Type	Villa
Region	Dalmatia › Zadar
Location	Zadar
Front line	Yes
Sea view	Yes
Distance to sea	2 m
Floorspace	313 sqm
Plot size	600 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	€ 2 250 000

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In the picturesque Dalmatian town just 13 km from the historic city of Zadar, a luxurious villa is under construction, set against the backdrop of the charming beachfront - **1st line to the sea.**

Nearby lies the quaint town of Nin, renowned for its plethora of intriguing historical and cultural landmarks, as well as the distinction of being home to Croatia's longest and famed beach, known as the Queen's Beach.

This elegant villa boasts a generous living space of 313 square meters, thoughtfully spread across two expansive levels, all resting on a spacious 600-square-meter plot.

The ground floor offers a harmonious blend of living areas and practical spaces for daily household activities. Among these features, you will find a two-car garage, a sun-soaked terrace, a heated pool, and a range of amenities to enrich your daily routine.

Ascending to the upper floor, you'll discover four well-appointed bedrooms, each accompanied by its private bathroom. These bedrooms grant access to an extensive balcony, providing breathtaking panoramic vistas of the azure sea.

Incorporating modern convenience into its design, this villa is equipped with an intelligent management system, the Loxone Smart Home system. This smart system streamlines property maintenance and ensures a more comfortable and enjoyable living experience. With control accessible through switches, smartphones, tablets, or even your computer, managing your villa has never been more straightforward.

For climate control, the villa relies on an energy-efficient heat pump, ensuring both heating and cooling. The internal units responsible for maintaining the desired temperature are discreetly integrated into the suspended ceiling, enhancing the overall aesthetic appeal of the interior.

Even domestic hot water is heated with utmost efficiency, courtesy of the heat pump. This eco-conscious approach further enhances the villa's energy efficiency, safeguarding the environment.

This beautiful, refined villa stands as the epitome of tranquility and exclusivity, designed for those with discerning taste who seek the utmost in luxury beachfront living.

Furthermore, two nearly identical neighboring luxury villas are also available for purchase, all positioned along the sea's edge.

The completion of construction is anticipated in the spring of 2024, promising a lavish and sophisticated living experience by the sea.

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:
7188 €

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:
7971 €

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

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