

# Villa

## Zadar, Dalmatia



<b>Ref</b>	RE-LB-IRO1888
<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>	100 m
<b>Floorspace</b>	270 sqm
<b>No. of bedrooms</b>	5
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 772 600

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Nestled in the charming town at the heart of Dalmatia and just 100 meters from the sea and beach, stands a modern villa in an exceptional location.

The villa is conveniently situated near all essential amenities, with a mere 20-minute drive to the center of Zadar.

This villa is part of a newly developed complex featuring six villas housed in two contemporary luxury buildings. With its modern design, seamlessly blending regular geometric shapes with Mediterranean elements, and adorned with shutters and stone cladding that harmonize with the surroundings, the villa epitomizes a perfect synthesis of style and functionality. Equipped with cutting-edge technology and constructed using the highest quality materials, it ensures a luxurious living experience.

Villa R5 boasts a spacious area of 270 m<sup>2</sup>, spread across three floors.

The ground floor encompasses an entrance, bathroom, kitchen with a dining room, living room, loggia, and terrace.

The first floor features a hallway, bathroom, and three bedrooms with a balcony.

Ascending to the second floor reveals two bedrooms, two bathrooms, a balcony, and a terrace.

The villa is crowned with a roof terrace of 40 m<sup>2</sup>, hosting a swimming pool/jacuzzi that provides a stunning view of the sea.

Additionally, the villa offers two garage parking spaces. The prospective owner has the option to avail services such as renting, cleaning, and property maintenance through professional management.

This villa stands as an exemplary blend of luxury, comfort, and prime location, making it an excellent choice for enthusiasts of the Mediterranean lifestyle or a secure investment in the tourism sector.

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>:  
2861 €

Average price/m<sup>2</sup> of this type  
in this region:  
4474 €

Median price/m<sup>2</sup> of this type  
in this region:  
4061 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4354 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3869 €

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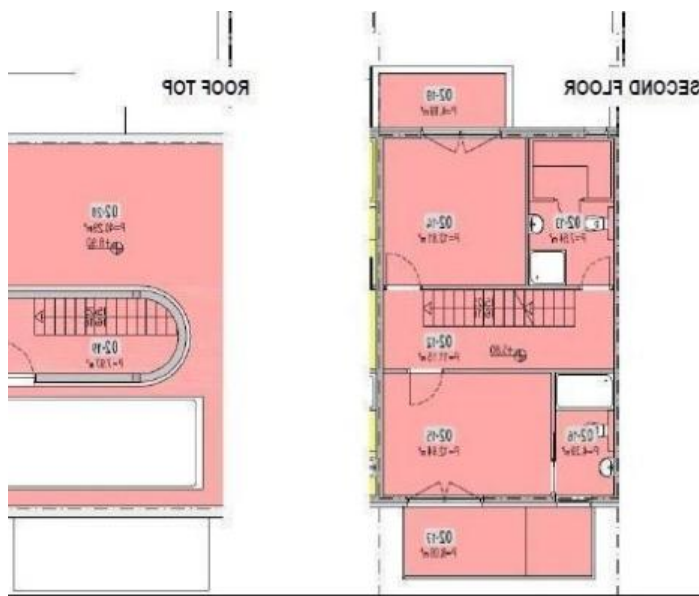


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### Layouts of Villa R5



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