



Zadar area, Luxury villa with pool and sea view, New construction

Croatia, Northern Dalmatia

Price:	€ 1 500 000
Object type	House
Market	New building
Year built	2023
Bedrooms	4
Number of rooms	4
Land area	650 m2
Area	263 m2
Category	For sale



A modern luxury villa with a swimming pool and landscaped garden with a beautiful view of the sea under construction.

The villa with a total net usable area of 263.07 m2 is divided into two floors, ground floor (124.44 m2) and first floor (138.63 m2). The ground floor consists of an open-space kitchen with a dining room and a living room, a toilet, a storage room, a wardrobe, an engine room, a sauna, a fitness area, a garage, a storage room, a shower and a dressing room, and an entrance area. A modern staircase leads to the 1st floor, which consists of a spacious master bedroom with bathroom and walk-in closet, 3 bedrooms, 2 bathrooms, laundry room, hallway, terrace and 3 balconies.

An outstanding project of a residential complex of modern buildings and luxury villas in the vicinity of Zadar with a panoramic view of the sea and islands. An excellent and quiet location surrounded by a green zone and olive groves. The area combines all the necessary facilities for a quality life as well as for a tourist investment, which are the proximity of a kindergarten, shop, pharmacy, beaches, restaurants, bars, marina, as well as the proximity of the city of Zadar and Biograd.

Estimated move-in date: summer 2023.

First-class materials and equipment are used in the construction.

Energy class A+

Reinforced concrete construction, thermo-isolation facade, aluminum carpentry, three-layer glass, movable mosquito net, aluminum shutters driven by an electric motor, anti-burglary and fire doors. Floors covered with three-layer parquet and 1st class ceramics.



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Underfloor heating and Mitsubishi TRIAL air conditioning units in all rooms, with the possibility of connecting to wifi.

The use of high glass fronts provides an unobstructed view of the sea, sunsets and the Mediterranean landscape, and by opening them towards the loggias, the interior space becomes exterior and vice versa. The space for resting and sleeping is located on the "calmer" and ideal northeast side and is separated by its own vestibule, allowing for maximum privacy.

An investor in the VAT system, the buyer does not pay real estate transaction tax.

Other information on request.

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