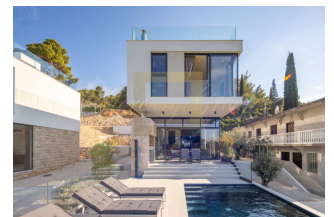
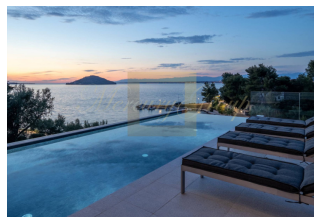
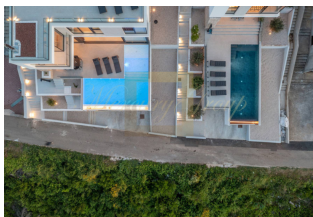




**Zadar archipelago on island, modern luxury villa with pool, right next to the sea**

*Croatia, Islands of the Adriatic sea*

<b>Price:</b>	<b>€ 1 350 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Year built</b>	2021
<b>Bedrooms</b>	3
<b>Number of rooms</b>	3
<b>Land area</b>	288 m2
<b>Area</b>	265 m2
<b>Category</b>	For sale



Modern beautiful luxury villa first row by the sea, with a pool and garage for 2 cars.

Built in a contemporary style, the interior of this luxury villa stands out with its clear lines and refined modern style.

Modern design, with an open view of the sea, while offering top comfort and privacy, slightly elevated above the level of the road access. The villa harmoniously fits into the magical environment in which it is located, and will especially intrigue lovers of minimalist aesthetics and natural light in the interior.

This modern villa has three luxurious rooms, each room with its own bathroom (two with a shower cabin and one with a bathtub), a large terrace with a view of the sea, just a few steps from the pebble beach.

The living area of the building brutto is 266 m2, and it is located on a plot of 445 m2, with spacious terraces, a swimming pool with a built-in heating/cooling system, an installed central vacuum system, and a garage for 2 cars.

The entire facility is fully air-conditioned, and the ceramic tiles have a floor heating system. Basement: garage, two garage spaces, engine room and staircase.

The ground floor, which is spread over three cascades, has an entrance hall, a guest toilet, a wonderful open space living room with a dining room and kitchen, an additional laundry room, an exit to the terrace and a swimming pool. A terrace with an infinity pool and a sunbathing area just a few meters from the sea and a beautiful view of the sea.



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The first floor consists of an entrance hall, three comfortable luxurious bedrooms with ensuite bathrooms, glass walls and a view of the sea.

At the top of the building is a spacious roof terrace with a glass fence offering a magnificent panoramic view.

Courtyard with beautifully lit stairs and olive trees that give the villa a special atmosphere at night. The beautifully organized outdoor space offers plenty of opportunities for relaxation. Among other things, it includes a 32 m2 swimming pool, a sunbathing area.

It is located on the beautiful Dalmatian island of Ugljan (Northern Dalmatia), which delights with its natural beauty and untouched nature, and the villa itself has a beautiful view of the sea, its location along the coast.

Considering the picturesque location of the property right by the sea, and the good connection to popular tourist spots, the villa has huge potential and represents an excellent investment opportunity, whether you are looking for a modern holiday home or a rental property in one of the increasingly popular destinations.

The Kornati National Park is nearby (consisting of 89 islands, islets and rocks), the city of Zadar is only half an hour away by boat (historical city more than 3000 years old).

NEXT TO THIS PROPERTY, THERE IS ANOTHER SIMILAR VILLA PROPERTY WITH A SWIMMING POOL IN THE FIRST PICTURE, SO THERE IS A POSSIBILITY OF BUYING BOTH PROPERTIES TOGETHER.

For all other information about the specified property, I am at your disposal at the specified contacts.

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