



Code :	MAV2079
Location :	Zadar
Building size :	236 m2
Lot size :	700 m2
Number of rooms :	3
Year of built :	n/a
Heating :	heat pump
Energy efficiency :	processing

Price :	1.250.000 €
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Makler-Courtage von 3% zzgl. den gesetzlichen Mwst ist bei Vertragsabschluss fällig.

## 4 luxury villas with beautiful sea views

Luxury villas with open sea view near Zadar are for sale.

Each of the houses is placed at a height so as to ensure a view of the sea, and the naturally high slope of the terrain also contributes to this.

A total of 12 villas are planned on plots from 640m<sup>2</sup> to 740m<sup>2</sup>, with a gross living area of

236 m<sup>2</sup>.

The houses consist of a ground floor and a first floor.

On the ground floor there is a living room and a dining room, a kitchen, a covered terrace, a laundry room, a guest toilet and 2 spacious bedrooms, each with its own bathroom and wardrobe. An internal staircase in glass design leads to the upper floor.

On the upper floor is the master bedroom with its own bathroom and dressing room, and a roof terrace with a jacuzzi offering a beautiful view of the sea.

In the garden there are heated infinity pools with a surface area of

48 m<sup>2</sup>, an outdoor grill, a relaxation area and prepared connections for the sauna.

The specialty is the high-quality materials used in construction.

The facade is covered with Roman travertine of the first class, the inner part with tiles 60x120 cm. Memento with travertine and the outer part with Paladiano travertine.

The entire living room is equipped with underfloor heating via a heat pump.

Each room has a Mitsubishi inverter air conditioner. There is also a chimney connection.

Aluminum windows and floor-to-ceiling lift-and-slide doors are in anthracite color.

Each house has a complete Smart-Home-System controlled by smartphone, video surveillance, electric vehicle charging station, electric gate, natural eco materials, wrought iron fences, 3 parking spaces and much more.

The garden is richly planted with palm and olive trees that provide a Mediterranean feeling, and the lawn has an automatic irrigation system.

Parts of the external walls with a height of 1.80 meters ensure privacy.

If the customer wishes, the interior can be designed in cooperation with an interior designer.

For further information, feel free to contact us!

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