



Code :	MAV2171
Location :	Zadar
Building size :	364 m2
Lot size :	675 m2
Number of rooms :	4
Year of built :	2023
Heating :	heat pump
Energy efficiency :	processing

Price :	760.000 €
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Makler-Courtage von 3% zzgl. den gesetzlichen Mwst ist bei Vertragsabschluss fällig.

## Modern villa with swimming pool near Zadar

A beautiful Villa with a swimming pool for sale in a quiet place near Zadar, 120 meters from the sea!

The villa is spread over 675 m2 of land and has two floors, ground floor and first floor.

On the ground floor of the villa there is an entrance hall, a bathroom, a spacious living room with a dining room, as well as a functional kitchen with an island and a covered terrace. Immediately from the living room you can go to a spacious and beautifully landscaped yard where there is a heated swimming pool of 32 m2.

In the yard there are palm trees and various greenery for natural shade. There is also a garage on the ground floor from which you can enter the entrance hall of the villa, as well as an external bathroom.

The staircase in the villa leads to the first floor where there are 4 bedrooms, each of which has its own bathroom, as well as a large terrace with a beautiful view of the sea and the sunset.

As a new building, the villa was built with quality materials, all the windows in the villa have electric shutters, and floor heating is connected through the entire villa, which functions via a heat pump. The villa also has 5 air conditioners.

Video surveillance is also available and it is possible to manage the temperatures in the villa via a mobile device. The villa is ideal for permanent living, but also for tourism. The villa also has 3-4 parking spaces.

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