



Code :	MAV2180
Location :	Zadar
Building size :	495 m2
Lot size :	0 m2
Distance from sea :	15 m
Number of rooms :	4
Year of built :	n/a
Heating :	heat pump
Energy efficiency :	processing

Price :	price on request €
---------	--------------------

Makler-Courtage von 3% zzgl. den gesetzlichen Mwst ist bei Vertragsabschluss fällig.

## modern luxury villa

For sale is a modern luxury villa located a few meters from the sea. The villa is located in an attractive location a few minutes from Zadar. The interior and courtyard of the villa exude luxury, and it is furnished and decorated down to the last detail.

The villa consists of a ground floor measuring 70.04 m2 in which there is a kitchen, dining room, living room, toilet and a large open space with covered terraces measuring 90 m2. The yard is dominated by a heated swimming pool of 45 m2, so it can be enjoyed from early spring to late autumn. On the first floor there are 3 bedrooms, each with its own bathroom and access to the terrace, a total of 120 m2.

On the second floor there is a bedroom with a bathroom, and a wellness oasis for relaxation, also with access to a 105 m2 terrace. The basement consists of a playroom, a bar, a laundry room, and a toilet, with a total area of 72 m2. Access to each floor is facilitated by an elevator. The villa is designed in detail so that the future owners have a complete feeling of relaxation and enjoyment in their own home, with wonderful views of the green environment and the sea.

Due to its attractive location, modern and exceptional decoration, this villa is not only an ideal place for a luxurious vacation and relaxation, but also a great opportunity to rent in tourism, which would achieve a significant annual return on investment.

MEDIA CONCEPT d.o.o.

Zvančići 54 E, 51211 Matulji

Web: [www.kroatien-exklusivimmobilien.com](http://www.kroatien-exklusivimmobilien.com)

Mail: [info@media-concept.hr](mailto:info@media-concept.hr)

Tel: +385 51 711 499 Mob: +385 91 22 31 194