



Code :	MAV2241
Location :	Zadar
Building size :	370 m2
Lot size :	795 m2
Number of rooms :	0
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.

## Modern villa with pool near Zadar

The modernly built villa offers a view of the sea and the nearby mountains. The villa was conceived as a villa with two furnished two-story apartments and a basement that is currently used as a spa area (gym, jacuzzi and sauna), but can easily be converted into living space. The villa has 3 water connections (apartment 1, apartment 2 and basement) and 4 electricity connections (apartment 1, apartment 2, basement and shared consumption), so there is a possibility of sharing if the buyer wishes. It was not foreseen in the project, but the investor left the possibility of going out to the roof terrace where the electricity, water and drainage installations were left (approx. 60 m2 terrace). The villa was conceived as a contemporary building with a flat roof and facing with Roman travertine stone, which gives it an extra dose of luxury and warmth. During construction, 3 hundred-year-old olive trees were incorporated into the villa's yard. Behind the villa there is a grassy garden as part of a children's playground with an automatic irrigation system. The villa is located on a total area of 786 m2, and the living area of the unit itself is 365 m2 gross. The villa is suitable for accommodating 12 people, in six modern bedrooms, and all units are air-conditioned with top quality Daikin multisplit devices, and the whole house has underfloor heating with an air-water heat pump. The villa has an A+ energy certificate (house envelope 10 cm styrofoam, three-layer glass on PVC joinery).

One of the bedrooms is located on the ground floor of the villa, while the other rooms are located on the upper floors. All rooms are equipped with luxurious bathrooms, one of which has a bathtub, and the others have showers.

On the ground floor of the villa there are two modern kitchens, with all the necessary equipment. The middle of the kitchen is dominated by an attractive kitchen island, and right next to it is a dining table for six people, and in the second dining room with 10 people. This villa also has an outdoor dining room with 12 seats, in front of a large outdoor fireplace. The spacious living rooms lead directly to the outdoor terraces.

In the courtyard of the villa there is a swimming pool measuring 50 m2, which has an additional hydromassage option and preparation for a heat pump. In the basement there is a large and well-equipped gym (50m2) with sauna and jacuzzi.

The villa is surrounded by a concrete wall, and there are three garages inside the yard.

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