



Code :	MAV2246
Location :	Zadar
Building size :	440 m2
Lot size :	480 m2
Distance from sea :	50 m
Number of rooms :	4
Year of built :	2024
Heating :	heat pump
Energy efficiency :	processing

Price :	1.862.500 €
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Makler-Courtage von 3% zzgl. den gesetzlichen Mwst ist bei Vertragsabschluss fällig.

Title	Livnig area	Floor	Price
storage room	6.57 m2	cellar	-
boiler-room	3.32 m2	cellar	-
washing-room	5.72 m2	cellar	-
chamber	8.73 m2	cellar	-
chamber	5.21 m2	cellar	-
stairs	7.04 m2	cellar	-
garage	54.78 m2	cellar	-
thought over terrace	18.97 m2	cellar	-
anteroom	1.19 m2	Ground floor	-
thought over terrace	24.87 m2	Ground floor	-
anteroom	0.59 m2	Ground floor	-
entrance	2.59 m2	Ground floor	-
living room and dining-room	28.63 m2	Ground floor	-
kitchen	9.63 m2	Ground floor	-
office	10.93 m2	Ground floor	-
WC	2.08 m2	Ground floor	-
bedroom	19.21 m2	Ground floor	-
bathroom	5.82 m2	Ground floor	-
stairs	5.32 m2	Ground floor	-
stairs	5.32 m2	1 floor	-
anteroom	27.06 m2	1 floor	-
bathroom	5.82 m2	1 floor	-
bedroom	19.21 m2	1 floor	-
bathroom	8.87 m2	1 floor	-
dressing-room	3.89 m2	1 floor	-
bedroom	22.03 m2	1 floor	-

room	7.90 m2	1 floor	-
room	8.61 m2	1 floor	-
stairs	5.32 m2	2 floor	-
room	17.39 m2	2 floor	-
Wellness	7.71 m2	2 floor	-
studio	2.80 m2	2 floor	-
bedroom	19.21 m2	2 floor	-
bathroom	5.82 m2	2 floor	-
thought over terrace	26.09 m2	2 floor	-
terrace	27.06 m2	2 floor	-

## Two villas directly on the sea

The two villas are modernly planned and newly built. Completion is in July 2024. Both are located 50 meters from the sea shore. Endless views of the sea and the surrounding area. In this small town you or your guests can find peace and relaxation during your stay. A few hundred residents live in the town itself. Activities in the area include swimming, a variety of hiking carts, climbing, rafting, speed boat trips and cycling.

The villa can accommodate 8-10 people.

In front of the house there is an infinity pool, heated/cooled, and a combination sauna. The nearest airport is 30 km away.

There are four parking spaces in each villa, two of which are in the garage.

The villa has four bedrooms each with a bathroom.

If you use the villa for business and rent it out, you can get the VAT back from the Croatian tax office in the amount of 25% of the purchase price. (It is 372,500 EURO.)

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