



Code :	MAV2355
Location :	Zadar
Building size :	316 m2
Lot size :	566 m2
Number of rooms :	4
Year of built :	2024
Heating :	heat pump
Energy efficiency :	processing

Price :	3.250.000 €
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Makler-Courtage von 3% zzgl. den gesetzlichen Mwst ist bei Vertragsabschluss fällig.

A beautiful authentic villa in a unique position

A luxury villa for sale in the first row to the sea in a small town not far from Zadar.

On 3 floors you can enjoy an impressive view of the beach and the sea from the balcony or terrace. Each of these outdoor areas is equipped with high-quality lounge furniture. Floor-to-ceiling windows also provide light, air and beautiful views in all directions.

On the ground floor there is a spacious living room/dining room with an open kitchen and a fitness room with access to the terrace with a swimming pool. On the upper floor of the house there are three comfortable bedrooms, each with a dressing room and its own bathroom. The master bedroom also has a private balcony with sea views.

On the second floor, on the 110 square meter roof terrace, there is a wellness area with a bathroom, sauna, jacuzzi, outdoor shower and luxury lounge furniture, and an outdoor kitchen with a dining room for 10 people.

The roof terrace offers a unique view of Velebit and the sea. The Bluetooth sound system also contributes to the atmosphere. The house has two parking spaces. An XXL garage with storage and eMobility connection can be purchased later on the adjacent lot.

The property has a fully equipped swimming pool, surrounded by a beautifully landscaped garden with palm trees and Mediterranean trees and plants. The partially covered terrace provides sufficient protection from the sun until the evening hours.

The environment was designed by a garden architect according to high standards and in a Mediterranean style with old olive trees, palm trees and lavender. A fully automatic irrigation system and a camera surveillance system with an alarm system ensure safety in the absence of the owner.

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