



Code :	MAV2402
Location :	Starigrad
Building size :	315 m2
Lot size :	1150 m2
Distance from sea :	400 m
Number of rooms :	4
Year of built :	n/a
Heating :	heat pump
Energy efficiency :	processing

Price :	2.400.000 €
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Makler-Courtage von 3% zzgl. den gesetzlichen MwSt ist bei Vertragsabschluss fällig.

## Luxury villa in a unique location near Zadar

An elegant villa under construction is for sale in a unique location, 400 m from the coast with a beautiful view of the sea and mountains.

The villa is spread over three floors with a total area of

283 m2. It consists of a spacious living room, kitchen with dining room, a total of four bedrooms, four bathrooms and a spacious roof terrace of 76 m2 with an open view.

On the first floor there are two master bedrooms with areas of 30 m2 and 38 m2, including an open bathroom with a toilet cabin, walk-in shower and dressing room. Each room has an exit to the terrace.

On the ground floor there is a third bedroom of 15 m2, a master bathroom, kitchen, dining room, living room with an open view and an exit to the balcony.

The basement is dedicated to entertainment and recreation, with a beautiful view outside. There is a sauna, a games room/bedroom, a gym, a walk-in shower, a toilet cabin, a private cinema and a green passage. The outdoor cinema located on the terrace with an infinity pool open to the sea and the landscape provides a real experience.

The villa features a 63 m2 infinity pool with a waterfall effect inspired by waterfalls, a hydromassage pool and two lounge areas. The outdoor area also includes a fireplace and a barbecue area.

The villa, currently under construction, has a garage for two vehicles and covered outdoor parking for an additional four vehicles.

This contemporary villa with high-quality details represents an excellent investment and is ideal as a property for relaxation and enjoyment in this unique part of the Adriatic.

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