



Code :	MAV2444
Location :	Zadar
Building size :	476 m <sup>2</sup>
Lot size :	700 m <sup>2</sup>
Distance from sea :	5 m
Number of rooms :	4
Year of built :	n/a
Heating :	heat pump
Energy efficiency :	processing

Price :	2.690.000 €
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Makler-Courtage von 3% zzgl. den gesetzlichen Mwst ist bei Vertragsabschluss fällig.

## Beautiful Mediterranean-style villa - first row to the sea near Zadar

For sale, a luxury villa in a traditional Mediterranean style, located in the first row to the sea in a quiet and attractive place not far from Zadar. Only a few meters away from the crystal clear Adriatic Sea, this property offers a spectacular view of the sea and nearby islands.

### Basic information:

Location: Zadar

House area: 447 m<sup>2</sup>

Land area: 700 m<sup>2</sup>

Number of floors: Basement + ground floor + first floor

Parking spaces: 3 outdoor + 1 garage

Distance to the sea: a few meters

Style: Mediterranean

Room layout:

Basement:

Boiler room

Laundry room

Bathroom

Fitness area

Relaxation area

Sauna planned

Ground floor:

Large living room with fireplace

Dining room

Modern kitchen with pantry

Office

Bathroom

Garage

Covered terrace with access to the garden

First floor:

Hallway

Two master bedrooms with en-suite bathrooms and covered terraces

Two side bedrooms with bathrooms and balconies

Features:

Underfloor heating throughout the house

Heat pumps for heating and cooling

Fireplace in the living room

Traditional Mediterranean architecture

Large terraces with panoramic sea views

Modern and elegant interior

High-quality materials and devices

Mediterranean garden with herbs and greenery

Ideal for a luxury vacation or tourist rental

This villa offers an excellent investment opportunity, thanks to its prime location, quality equipment and the possibility of generating very attractive income through tourist rental. The villa is for sale fully furnished!

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