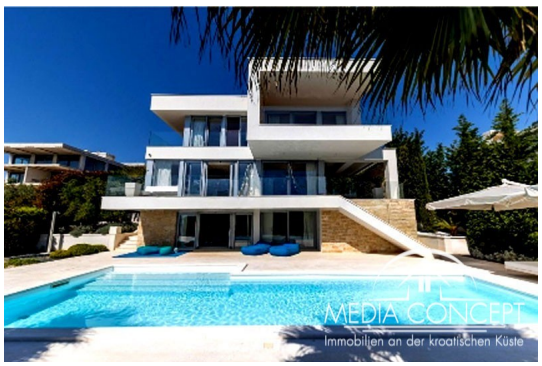










Code :	MAV2478
Location :	Zadar
Building size :	484 m2
Lot size :	1252 m2
Distance from sea :	5 m
Number of rooms :	5
Year of built :	n/a
Heating :	heat pump
Energy efficiency :	processing

Price :	4.600.000 €

Makler-Courtage von 3% zzgl. den gesetzlichen Mwst ist bei Vertragsabschluss fällig.

Villa in a prime beachfront location

Exclusive Luxury Villa for Sale in Kožino, Near Zadar

This exceptional luxury villa is located on the very edge of the charming village of Kožino, just a short drive from Zadar, in immediate proximity to a beautiful pine forest, offering complete privacy and a serene Mediterranean atmosphere. Notably, the architectural design of this property was shortlisted among the ten most beautiful houses in Europe.

The villa is set on a 1,252 m² plot and has been built using top-quality materials, both in construction and in the carefully designed outdoor areas. The interior is furnished with exclusive, high-end furniture, lighting, and equipment from renowned international brands such as Paola Lenti, Minotti, and others.

Due to its elevated position and natural slope towards the sea, the villa features a dynamic architectural layout and is spread over three levels: ground floor, semi-basement, and first floor.

Ground Floor:

Garage

Spacious living room

Kitchen with dining area

Bedroom with direct access to the garden

Guest bathroom

Entrance hall and staircase

Semi-Basement Level:

Guest WC

Additional living area with kitchen

Bedroom with en-suite bathroom

Technical room

First Floor:

Terrace with laundry area

Hallway

Three bedrooms, each with a private bathroom and walk-in wardrobe

From almost every part of the house and the garden, there are stunning panoramic views of the Zadar Channel and surrounding islands.

The villa is fully equipped with a modern heating and cooling system, including underfloor heating in the living areas, as well as two fireplaces that enhance comfort and ambience.

In the front part of the property, there is a 49 m² swimming pool, equipped with a heat pump, sun deck, and outdoor shower.

For further information or to arrange a private viewing, we are at your disposal.

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