









Code :	MAV2486
Location :	Zadar
Building size :	337 m2
Lot size :	800 m2
Number of rooms :	4
Year of built :	n/a
Heating :	heat pump
Energy efficiency :	processing

Price :	price on request €

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

Luxury Modern Seafront Villa – First Row to the Sea, Zadar Area

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Situated in an exceptional location near Zadar, in the first row to the sea and only 10 meters from the coastline, this exclusive modern villa offers complete privacy, tranquility, and breathtaking views of the Zadar archipelago and the Zadar Channel.

The villa is built on a landscaped plot of 800 m² and offers a total net living area of 337 m² (441 m² gross). Designed to the highest standards of contemporary architecture, it features spacious open-plan interiors, abundant natural light, premium materials, and top-quality equipment throughout. A private elevator connects all levels of the villa, ensuring maximum comfort and convenience.

The basement level features an elegant wellness and relaxation area with a traditional wine tavern and a bathroom, making it ideal for year-round enjoyment. The ground floor is designed as a large open-plan living area combining a kitchen, dining area, and living room, with direct access to spacious terraces and uninterrupted sea views, as well as an additional bedroom, bathroom, and guest toilet.

The first floor comprises three generously sized bedrooms, each with its own en-suite bathroom and access to a balcony or loggia. The highlight of this exceptional property is the rooftop terrace with a swimming pool and sauna, offering stunning panoramic views of the sea and surrounding islands.

Thanks to its prime location close to restaurants, beaches, marinas, and all essential amenities, this villa is a perfect choice for a luxury private residence or a secure investment in the high-end holiday rental market.

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