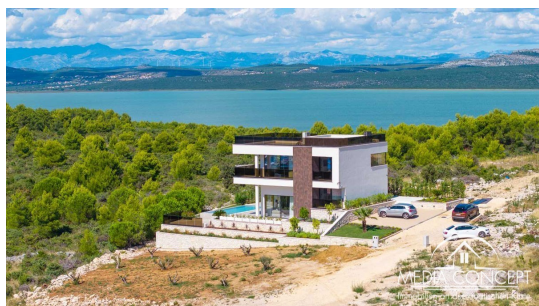




|                     |                    |
|---------------------|--------------------|
| Code :              | MAV2541            |
| Location :          | Zadar              |
| Building size :     | 310 m2             |
| Lot size :          | 1300 m2            |
| Number of rooms :   | 3                  |
| Year of built :     | n/a                |
| Heating :           | underfloor heating |
| Energy efficiency : | processing         |

|         |                    |
|---------|--------------------|
| Price : | price on request € |
|---------|--------------------|

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

## Exclusive Designer Villa with Panoramic Views of the Adriatic, Kornati Islands and Vrana Lake

Exclusive Designer Villa with Panoramic Views of the Adriatic, Kornati Islands and Vrana Lake

We proudly present an exceptional modern designer villa offering breathtaking panoramic views of the Adriatic Sea, the Kornati Islands, Vrana Lake and the surrounding mountains. This rare combination of sea, lake and untouched nature creates an extraordinary setting that is truly unique on the Croatian Adriatic.

Set on a generous 1,300 m<sup>2</sup> plot, the architecturally impressive villa offers 242 m<sup>2</sup> of elegant living space, carefully designed to combine contemporary sophistication, functionality and privacy. The remaining area of the plot provides excellent potential for further development according to the future owner's wishes, whether for a garage, private gym, guest apartment or an additional outdoor entertainment and relaxation area.

A spectacular 36 m<sup>2</sup> infinity pool with a dual overflow system appears to merge seamlessly with the horizon, further enhancing the breathtaking views. Multiple terraces, sun decks and a rooftop lounge provide a variety of private spaces for relaxing, entertaining and enjoying the Mediterranean lifestyle.

### Contemporary luxury interiors

The interior combines carefully selected American walnut, bronze glass and premium Italian ceramics, complemented by high-end finishes and meticulously designed details.

The impressive main living area features a double-height ceiling, expansive panoramic glass walls and sophisticated architectural lighting, creating a warm, elegant and exceptionally spacious atmosphere. The extensive glazing allows the surrounding landscape to become an integral part of the interior.

All bedrooms feature private en-suite bathrooms and walk-in wardrobes,

together with spectacular views of either the sea or the lake. Every room has been designed with comfort, privacy and a strong connection to the surrounding landscape in mind.

#### Private wellness area

A dedicated wellness area features both a Finnish sauna and an infrared sauna, together with a relaxation space overlooking the surrounding nature and Vrana Lake.

This private retreat provides the perfect setting for relaxation and regeneration, surrounded by tranquillity and spectacular natural scenery.

#### Smart home technology and connectivity

The villa is fully equipped with an advanced smart home system combining comfort, security and modern technology. Features include LifeSmart, Alexa voice control, six security cameras, underfloor heating powered by a heat pump, LG Artcool air conditioning, a Marshall audio system and Starlink internet.

Every element has been carefully integrated to provide an effortless living experience while maintaining the villa's sophisticated architectural character.

#### A lifestyle above the Adriatic

More than simply a luxury property, this villa is a carefully designed private residence where contemporary architecture meets an extraordinary natural setting.

Panoramic views, an infinity pool, a private wellness area, expansive outdoor living spaces and state-of-the-art technology create an exceptional environment for private holidays, year-round living or a prestigious investment on the Croatian coast.

A unique location. Exceptional architecture. A view that stays with you.

MEDIA CONCEPT d.o.o.

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