



210 m<sup>2</sup> Zadar, Croatia 1 500 000 EUR / 36 360 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7783</b>	Price	<b>1 500 000 EUR / 36 360 000 CZK</b>
Address	<b>Zadar, Croatia</b>	Type	<b>Houses</b>
Category	<b>Family House</b>	Usable area	<b>210 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>310 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Device	<b>Yes</b>
Parking	<b>Yes</b>	Terrace	<b>Yes</b>
Swimming pool	<b>Yes</b>		

## About real estate

We are offering for sale an exceptional modern villa situated directly on the seafront in a quiet Dalmatian bay. This unique property represents the perfect combination of luxury, comfort, and privacy—with direct access to the beach and the daily sound of ocean waves in the background. The surroundings are complemented by Mediterranean plants, oleanders, and ornamental trees, creating an aromatic and visually impressive oasis of calm. The property includes private parking for several cars, a 6×4-meter outdoor pool, a spacious sunbathing area, a relaxation lounge area, and a grassy terrace with panoramic sea views.

The interior of the villa is divided into three floors. The ground floor features an open-plan living area with a kitchen, dining room, and living room with access to the terrace, a guest toilet, and a multifunctional room with a separate entrance that can be used as a fitness room, sauna, or study. The first floor has two spacious bedrooms, each with its own bathroom and shared terrace. The second floor consists of a luxurious master bedroom with an en-suite bathroom and a large terrace, ideal for undisturbed relaxation.

The villa is equipped with five air conditioning units, underfloor heating in the bathrooms, and solar panels, which ensure high comfort and energy efficiency. It is located in a quiet area with excellent access to all amenities and direct connection to the highway. This property is a real rarity on the market – ideal for both private living and as an investment with high tourist potential.