



🏠 250 m<sup>2</sup> 📖 Privlaka, Croatia 💰 1 625 000 EUR / 39 390 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|                                    |                                   |               |   |
|------------------------------------|-----------------------------------|---------------|---|
| Order number                       | <b>N6842</b>                      | Price         | <b>1 625 000 EUR /<br/>39 390 000 CZK</b> |
| Address                            | <b>Privlaka, Croatia</b>          | Type          | <b>Houses</b>                             |
| Category                           | <b>Villa</b>                      | Usable area   | <b>250 m<sup>2</sup></b>                  |
| Number of rooms                    | <b>5 and more rooms</b>           | Land area     | <b>600 m<sup>2</sup></b>                  |
| Energy performance of the building | <b>G - Extremely uneconomical</b> | Parking       | <b>Yes</b>                                |
| Terrace                            | <b>Yes</b>                        | Swimming pool | <b>Yes</b>                                |
| Year of construction               | <b>2021</b>                       |               |   |

## About real estate

We offer for sale a modern villa with a usable area of 250 sqm, located in the Croatian town of Privlaka, in a newly built and quiet residential area of the town. The villa is located in the 2nd row by the sea in the immediate vicinity of a beautifully landscaped pebble beach.

The two-storey modern building was completed in 2021, is finished to a very high standard and fully furnished with quality equipment and furniture. On the ground floor of the building there are two bedrooms, one of which has its own bathroom, there is also a separate bathroom, a living room connected to the kitchen, dining room and access to the terrace where there is an outdoor kitchen. The first floor is divided into two separate apartments, each offering two bedrooms with access to the terrace and sea view, kitchen and bathroom.

The entire villa is equipped with air conditioning and there are solar panels on the roof. The villa has spacious gardens with swimming pool and also outdoor parking.

In the surrounding area you will find all amenities such as shops, restaurants, bars and cafes. There are pharmacies and a bank nearby. Privlaka is located in central Dalmatia in the direction of the island of Vir, 5 km from the town of Nin and 22 km from Zadar. The place is famous for its beautiful clear water, beaches and pine forests near the sea.