



300 m<sup>2</sup>    Prvlaka, Croatia    1 200 000 EUR / 29 088 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Veronika Pecková**

PROJECT MANAGER

[veronika.peckova@luxent.cz](mailto:veronika.peckova@luxent.cz)

+420 771 255 255

Order number	<b>N6850</b>	Price	<b>1 200 000 EUR / 29 088 000 CZK</b>
Address	<b>Prvlaka, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>300 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>870 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>	Year of construction	<b>2023</b>

## About real estate

We offer for sale a modern villa with a usable area of 300 sqm, located in the western part of the Zadar Riviera in the Croatian town of Privlaka. The location is famous for its clear water, beaches and pine forests.

This designer villa has four bedrooms, three of which are located on the upper floor of the property and one on the ground floor. Each bedroom has its own bathroom. There is also a separate bathroom, a living room connected to the fully equipped kitchen and a dining room with access to the lower terrace. From the upper terrace on the first floor you can enjoy the view of the archipelago. Residents will also have a table football and treadmill at their disposal. The villa has a swimming pool, jacuzzi, barbecue, large garden and also outdoor parking. The building is equipped with air conditioning and underfloor heating.

This modern property was completed in 2023.

In the surrounding area you will find all amenities such as shops, restaurants, bars and cafes. Privlaka is bordered to the northeast by the old royal town of Nin and to the west by the island of Vir. Around the town there are many beautiful sandy beaches and coves, some of which have therapeutic mud. The most popular beaches are Mostina, Sabunika and Bilotinjak. There is also a water sports centre near Sabunika. The airport is only 30 km away.