



250 m<sup>2</sup> Zadar, Croatia 1 500 000 EUR / 36 540 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Veronika Pecková**  
PROJECT MANAGER

veronika.peckova@luxent.cz  
+420 771 255 255

Order number	<b>N7475</b>	Price	<b>1 500 000 EUR / 36 540 000 CZK</b>
Address	<b>Zadar, 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>531 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Number of floors	<b>3</b>
Device	<b>Partly</b>	Parking	<b>5</b>
Terrace	<b>Yes</b>	Swimming pool	<b>Yes</b>
Lift	<b>Yes</b>		

## About real estate

We offer for sale a modern and luxurious villa situated in an attractive location in the immediate vicinity of the sea, in a quiet part of the village of Maslinica on the island of Solta. The villa is south facing, surrounded by newly built residential villas, and is ideally designed for maximum comfort and privacy.

The property is situated on a plot of 531 sqm and offers 250 sqm of living space. The interior is designed to give every room plenty of daylight while providing a spectacular sea view.

On the ground floor of the villa there is a smaller bedroom (ideal as a children's room), a bathroom, a master bedroom with en-suite bathroom, a modern kitchen with dining room and a spacious living room with direct access to the large garden terrace. The exterior offers everything for a relaxing stay - swimming pool, sun loungers, covered outdoor furniture, bar, barbecue and children's playground. The outdoor space is perfect for relaxing throughout the day. An internal staircase leads to the first floor, where there are three spacious bedrooms and two bathrooms. Each room has access to a terrace with breathtaking views, where there is also a small outdoor gym. The third floor offers an additional toilet, a summer kitchen and access to a spacious terrace with panoramic views of the sea and the villa's surroundings - the perfect place to relax at sunset.

The whole building is connected by a lift, which ensures comfortable movement between floors and also provides wheelchair access, suitable for people with reduced mobility. The villa is equipped with underfloor heating and air conditioning, ensuring year-round comfort. There are five parking spaces.

This property represents an excellent opportunity for both a private year-round holiday and as a tourist rental investment due to its prestigious location, modern amenities and proximity to the sea.