



256 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	N7547	Price	1 500 000 EUR / 36 360 000 CZK
Address	Zadar, Croatia	Type	Houses
Category	Villa	Usable area	256 m <sup>2</sup>
Number of rooms	5 and more rooms	Land area	622 m <sup>2</sup>
Energy performance of the building	G - Extremely uneconomical	Number of floors	2
Parking	Yes	Swimming pool	Yes

## About real estate

We offer for sale an elegant villa situated on a 622 sqm plot, providing 256 sqm of living space. The property is spread over two floors and boasts a modern design with clean lines and large glass walls, offering stunning sea views from every room.

On the ground floor, there is an entrance area that seamlessly flows into an open space with a spacious, fully equipped kitchen and dining area. The living room, featuring a relaxation zone, is equipped with a pool table, coffee machine, wine fridge, and PlayStation, creating the perfect space for relaxation and entertainment. The ground floor also includes one bedroom with an en-suite bathroom, an additional toilet, and a laundry room with a washing machine and dryer. All rooms have access to a spacious terrace with a dining area and grill, sun terrace with loungers, and an outdoor seawater pool. This area is ideal for relaxing and enjoying the sea views.

The second floor of the villa is dedicated to three luxurious bedrooms, each with its own bathroom and a balcony offering magnificent sea views. The villa is equipped with a modern heating and cooling system, including a heat pump and underfloor heating, ensuring optimal comfort throughout the year.

The villa comes fully furnished with modern furniture and appliances, providing a high standard of comfort. The property also includes a parking space behind the house, offering convenience and secure parking for vehicle owners.

The villa is located in the peaceful area of Maslenica, a town known for the Maslenica Bridge connecting the northern and southern parts of the Croatian coast. The town offers beautiful views of the sea and surrounding mountains, creating an ideal setting for a relaxing holiday. The city of Zadar and its airport are just a 30-minute drive away, ensuring excellent accessibility.

This property represents an ideal choice for those seeking luxurious living with exceptional sea views and comfortable conditions for relaxation. For more information or to arrange a viewing, please do not hesitate to contact us.