



🏠 234 m<sup>2</sup> 📄 Zadar, Croatia 💰 1 390 000 EUR / 33 825 650 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Veronika Pecková**  
PROJECT MANAGER

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

|                                    |                                   |                  |   |
|------------------------------------|-----------------------------------|------------------|---|
| Order number                       | <b>N7477</b>                      | Price            | <b>1 390 000 EUR /<br/>33 825 650 CZK</b> |
| Address                            | <b>Zadar, Croatia</b>             | Type             | <b>Houses</b>                             |
| Category                           | <b>Villa</b>                      | Usable area      | <b>234 m<sup>2</sup></b>                  |
| Number of rooms                    | <b>5 and more rooms</b>           | Land area        | <b>761 m<sup>2</sup></b>                  |
| Energy performance of the building | <b>G - Extremely uneconomical</b> | Number of floors | <b>2</b>                                  |
| Parking                            | <b>Yes</b>                        | Swimming pool    | <b>Yes</b>                                |

## About real estate

We are offering for sale an elegant modern villa located in a picturesque and peaceful area just a short walk from the sea and beach. It provides an ideal setting for those seeking comfortable family living in harmony with nature or an attractive investment for tourist rentals.

The villa is situated on a landscaped plot of 761 sqm, with a total living area of 209 sqm, including a 24.72 sqm rooftop terrace. The layout is spread over two floors.

The ground floor features an entrance hall, guest toilet, sauna, laundry room, and an open-plan living area with a fully equipped kitchen, dining room, and a spacious living room. The first floor offers four comfortable bedrooms, each with its own en-suite bathroom, ensuring maximum comfort and privacy for both residents and guests.

A standout feature of this property is the rooftop terrace with a swimming pool and sunbathing area – an ideal spot for relaxation with panoramic views. The fenced and well-maintained yard includes an additional swimming pool with a sun deck, an outdoor summer kitchen in a separate building, and parking for several vehicles.

Thanks to its excellent layout, two swimming pools, and prime location close to the sea, this villa is a perfect choice for year-round living, holiday use, or as a high-yield rental investment.