



🏠 410 m<sup>2</sup> 📄 Zadar, Croatia 🏠 1 200 000 EUR / 29 202 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Veronika Pecková**  
PROJECT MANAGER

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

Order number	<b>N7403</b>	Price	<b>1 200 000 EUR / 29 202 000 CZK</b>
Address	<b>Zadar, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>410 m<sup>2</sup></b>
Number of rooms	<b>4 rooms</b>	Land area	<b>1 200 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Number of floors	<b>2</b>
Device	<b>Yes</b>	Parking	<b>Yes</b>
Swimming pool	<b>Yes</b>		

## About real estate

We present to you this exceptional modern villa situated in a quiet residential area near Zadar. This unique property is the ideal choice for those seeking a combination of privacy, comfort, and recreational facilities on the sought-after Croatian coast.

The villa has a total living area of 180 m<sup>2</sup> spread over two floors and offers a generous open-plan living space - a spacious living room with a fireplace flows seamlessly into the dining area and fully equipped kitchen. There are three elegant bedrooms, each with its own bathroom. The master bedroom also has a sauna and massage bathtub, ensuring maximum comfort and relaxation. There is also a separate guest toilet on the ground floor.

The 1,200 m<sup>2</sup> plot offers complete outdoor facilities for relaxation and active leisure. There is a heated swimming pool, a hot tub, a fully equipped summer kitchen with a barbecue, a children's playground, and a private tennis court. Parking is available for several cars. Due to the location of the property away from the main road, complete privacy and tranquility are guaranteed.

The property is ideal for private use as well as an investment with excellent potential for tourist rentals.

This luxury villa is located in an attractive area just 18 km from Zadar, one of the liveliest and most historically valuable cities in Croatia. Zadar is known for its ancient architecture, beautiful beaches, and cultural richness. Zadar Airport offers excellent transport links throughout Europe, ensuring easy access to the property all year round.

The surrounding countryside boasts unspoiled nature, minimal traffic, and a high degree of privacy. Several national parks are located in the immediate vicinity, such as Paklenica, Plitvice Lakes, Kornati, and Krka - ideal for lovers of hiking, nature, and excursions.