



🏠 276 m<sup>2</sup> 📄 Zadar, Croatia 💰 2 500 000 EUR / 60 837 500 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Veronika Pecková**  
PROJECT MANAGER

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

Order number	<b>N7448</b>	Price	<b>2 500 000 EUR / 60 837 500 CZK</b>
Address	<b>Zadar, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>276 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>333 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Number of floors	<b>3</b>
Parking	<b>Yes</b>	Terrace	<b>Yes</b>
Swimming pool	<b>Yes</b>		

## About real estate

For sale is a modern villa under construction, located in an excellent position in the first row by the sea. The villa is currently in the construction phase, with the rough work completed, and the final interior finishes are expected soon. This modern home offers a combination of luxury, comfort, and breathtaking sea views.

The villa spans three floors. The ground floor features a spacious living room with an open-plan kitchen and dining area, connected to an outdoor terrace. The terrace includes a swimming pool, barbecue, and family dining area, making it perfect for outdoor activities and relaxation. The first floor consists of three rooms, each with its own en-suite bathroom and access to a terrace offering an unobstructed view of the sea. On the second floor, there is an additional room with a bathroom, as well as a large space with a gym and pool table. This space is connected to a terrace that provides a magnificent panoramic view.

Great attention was paid to the quality of materials and furnishings during construction. The facade is insulated with a thickness of 8-15 cm, with part of the facade covered in stone and part in wooden cladding. A new generation of composite wood was used, ensuring a modern appearance and long-lasting durability. The kitchen and bathrooms feature custom-built cabinets, and the floors and pool are covered with Italian ceramics. Heating and cooling are provided by a heat pump, ensuring efficient energy consumption, while the pool is heated and cooled by the heat pump. Electric underfloor heating is installed in the bathrooms, kitchen, dining room, and living room. Both the interior and exterior feature security glass on staircases and windows, ensuring both aesthetics and safety. A smart home system with full Wi-Fi management and security cameras is installed throughout the house.

In front of the house, there is a beach that the investor has arranged, further enhancing the uniqueness of this property. The villa is located in the Zadar area, known for its elite tourism, top-notch gastronomy, and excellent recreational opportunities. It is just a few minutes away from the harbor and airport, ensuring excellent accessibility for travelers.

This modern villa is the ideal choice for those seeking a luxurious, fully-equipped home with a unique sea view and direct access to the beach.