



🏠 305 m<sup>2</sup> 📍 Zadar, Croatia 💰 1 340 000 EUR / 33 372 700 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7484</b>	Price	<b>1 340 000 EUR / 33 372 700 CZK</b>
Address	<b>Zadar, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>305 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>755 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>		

## About real estate

We are offering for sale an exceptional house located in a peaceful fishing village famous for its long beaches and crystal-clear sea. This unique property is situated at the end of a dead-end street, surrounded by mature vegetation and olive groves, ensuring total peace and privacy, free from traffic and unwanted passersby.

The house is built on a spacious plot of 755 m<sup>2</sup> and spans three above-ground floors and an attic. The basement features a large open space without partitions, ideal for creating a tavern, a separate apartment, or a relaxation zone with a fitness and hobby room.

The first floor consists of a comfortable three-room apartment with a spacious living room connected to the kitchen and dining area, two bathrooms, an entrance hall, and two terraces. The larger terrace has direct access to the garden, providing an ideal connection between the interior and the outdoor space.

The second floor, accessible via an internal stone staircase, includes two separate apartments – a one-room and a two-room apartment. Each has its own terrace with a beautiful open view of the sea and nearby islands.

The exterior of the house features a meticulously maintained Mediterranean garden with automatic irrigation and ambient lighting. The garden is planted with olive trees, palms, and other Mediterranean plants. There is also a summer kitchen with a stone grill, a pergola with a large dining table, a sun terrace, and several pleasant corners for relaxation and entertainment.

The sandy beach located directly in front of the house is shallow, making it ideal for families with small children. The property also has extensive parking at the back of the house, comfortably accommodating several vehicles.

The property is situated in an area with an excellent micro and macro location, close to all necessary services and infrastructure, making it suitable for both recreational use and year-round living.

This house is the perfect place for those seeking tranquility, the sea at their doorstep, and an authentic Mediterranean atmosphere. For more information or to schedule a viewing, please do not hesitate to contact us.