



380 m<sup>2</sup> Zadar, Croatia 2 800 000 EUR / 67 872 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7807</b>	Price	<b>2 800 000 EUR / 67 872 000 CZK</b>
Address	<b>Zadar, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>380 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>5 100 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Device	<b>Yes</b>
Parking	<b>Yes</b>	Garage	<b>Yes</b>
Balcony	<b>Yes</b>	Terrace	<b>Yes</b>
Cellar	<b>Yes</b>	Swimming pool	<b>Yes</b>

## About real estate

We offer for sale a luxury villa with a swimming pool and sports court, located near the sea in the picturesque town of Zadar on the Croatian coast of Dalmatia.

This exceptional property with a total usable area of 380 m<sup>2</sup> is situated on a large plot of approximately 5,100 m<sup>2</sup>, which provides absolute privacy and a sense of tranquility. The villa is spread over four floors and offers five spacious bedrooms and four elegant bathrooms, all designed in the spirit of modern design and the highest quality standards.

The basement floor features a stylish tavern with an indoor stone grill, combining the charm of traditional Dalmatian architecture with modern elegance. This space is ideal for relaxation, tastings, or social evenings with friends. The main floor consists of an entrance hall, bathroom, and three modern bedrooms. The first floor features an open-concept living room, dining room, and kitchen, complemented by two bedrooms, two bathrooms, and storage space. This floor has direct access to the roof terrace, which offers breathtaking panoramic views of the sea, the surrounding islands, and the city of Zadar.

The extensive garden features a large swimming pool with a sun terrace and a private multifunctional court, ideal for tennis, volleyball, or other sports activities. These features create the perfect setting for active relaxation and family fun in complete privacy.

The highest quality materials were used in the construction, and the interior and furniture are coordinated in a timeless style with an emphasis on detail and comfort. Each room is equipped with underfloor heating and air conditioning, ensuring comfort throughout the year. The outdoor parking area can accommodate several vehicles, and the double garage has enough space for two more cars.

Zadar is a historic town located on the northwestern coast of the Ravní Kotari region. Thanks to its rich cultural heritage, modern infrastructure, and lively atmosphere, it is referred to as the "entertainment center of the Adriatic." It offers not only beautiful beaches and gastronomy, but also quick connections to the international airport, highway, and port. This location combines the best of city life, Dalmatian culture, and seaside tranquility—an ideal place for dream living or exclusive recreation.