



🏠 264 m<sup>2</sup> 📄 Zaton, Croatia 🏠 2 150 000 EUR / 52 320 250 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7851</b>	Price	<b>2 150 000 EUR / 52 320 250 CZK</b>
Address	<b>Zaton, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>264 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>591 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Terrace	<b>Yes</b>
Swimming pool	<b>Yes</b>		

## About real estate

We offer for sale a luxury villa situated in the first row by the sea, with unobstructed views of the Adriatic Sea. The villa is being built in an attractive location near the city of Zadar, which is known for its rich history, culture, and unique atmosphere of the Dalmatian coast. The property is located on a plot of 591 m<sup>2</sup>.

The total living area of the villa is 264.24 m<sup>2</sup> and offers a spacious living area connected to the dining room and kitchen, four bedrooms, each with its own luxurious bathroom, and a garage with an area of 22.05 m<sup>2</sup>.

In front of the villa is a heated infinity pool, equipped with a separate heat pump system that operates completely independently of the villa's heating and cooling system, ensuring maximum comfort for most of the year.

The villa is equipped with a modern Loxone Smart Home system, enabling intelligent control of the household via switches, smartphone, tablet, or computer. Heating, cooling, and hot water are provided by a highly efficient heat pump, which contributes to a high standard of living, low operating costs, and environmental friendliness.