

# Villa

## Zadar, Dalmatia



<b>Ref</b>	RE-LB-IRO2211
<b>Type</b>	Villa
<b>Region</b>	Dalmatia › Zadar
<b>Location</b>	Zadar
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	800 m
<b>Floorspace</b>	73 sqm
<b>Plot size</b>	94 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 334 000

**Introducing an exclusive development of just eight modern villettas nestled in the tranquil surroundings of Zaton, a mere 10 km from the stunning city of Zadar.**

These villettas perfectly blend contemporary design with Mediterranean charm, offering breathtaking views of lush forests and the majestic Velebit mountain. Situated near luxurious villas, the village is crafted in a minimalist style, inspired by local traditions.

The location is unbeatable—just a 30-minute drive from Zadar airport and the A1 highway, and only a 15-minute stroll to the crystal-clear sea and pristine beaches.

Each villetta offers 72 m<sup>2</sup> of living space spread across two floors, plus an additional 3 m<sup>2</sup> of utility rooms. The ground floor features a spacious living area with a kitchen, a modern bathroom, and an east-facing terrace. The first floor includes two comfortable bedrooms and an additional bathroom with a bathtub.

Residents can enjoy a communal swimming pool, perfect for relaxing on warm summer days. The homes are sold as-built, including finished bathrooms, doors, and flooring (excluding joinery). For those seeking a complete finish, a "turnkey" option is available in two interior styles—Standard or Lux.

These properties represent an excellent investment opportunity, offering an annual return of 7-9%, depending on the rental type. A professional tourist rental management service is also available.

### Available Units & Pricing

- **Villa K3:** Featuring a 72.61 m<sup>2</sup> interior and a 20 m<sup>2</sup> terrace. Includes one covered parking space (valued at €10,000 net). **Price: €334,000**
- **Villa K4:** Featuring a 72.61 m<sup>2</sup> interior and a 20 m<sup>2</sup> terrace. Includes one covered parking space (valued at €10,000 net). **Price: €344,000**
- **Villa K6:** Featuring a 72.61 m<sup>2</sup> interior and an expansive 55 m<sup>2</sup> terrace. Includes two dedicated parking spaces. **Price: €355,000**
- **Villa K7:** Featuring a 72.61 m<sup>2</sup> interior and a premium 73 m<sup>2</sup> terrace. Includes two dedicated parking spaces. **Price: €365,000**

Prices include 25% VAT. A VAT refund is possible when purchasing through a company.

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This is a rare chance to own a luxury property on one of the Adriatic's most beautiful coastlines.  
Don't miss out!

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

### **Property advantages:**

Swimming pool  
Modern

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Price per m<sup>2</sup>:  
4.575 €

Average price/m<sup>2</sup> of this type  
in this region:  
4.565 €

Median price/m<sup>2</sup> of this type  
in this region:  
4.148 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.567 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3.950 €

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No.	Name	Surface [m <sup>2</sup> ]
1.01	Room with kitchen	23.92
1.02	Communication	4.80
1.03	Bathroom	4.12
1.04	Clippboard	2.02
No.	Name	Surface [m <sup>2</sup> ]
2.01	Communication	8.22
2.02	Room	12.92
2.03	Room	8.28
2.04	Bathroom	4.12



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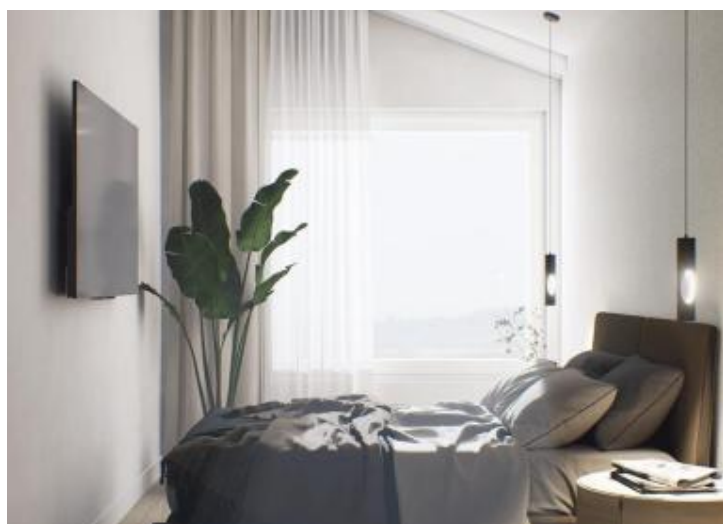
## Zadar, Dalmatia



No.	Name	Surface [m <sup>2</sup> ]
1.01	Room with kitchen	21.93
1.02	Communication	4.80
1.03	Bathroom	4.73
1.04	Clipping	3.04

No.	Name	Surface [m <sup>2</sup> ]
2.01	Communication	8.33
2.02	Room	13.93
2.03	Room	9.39
2.04	Bathroom	4.75



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