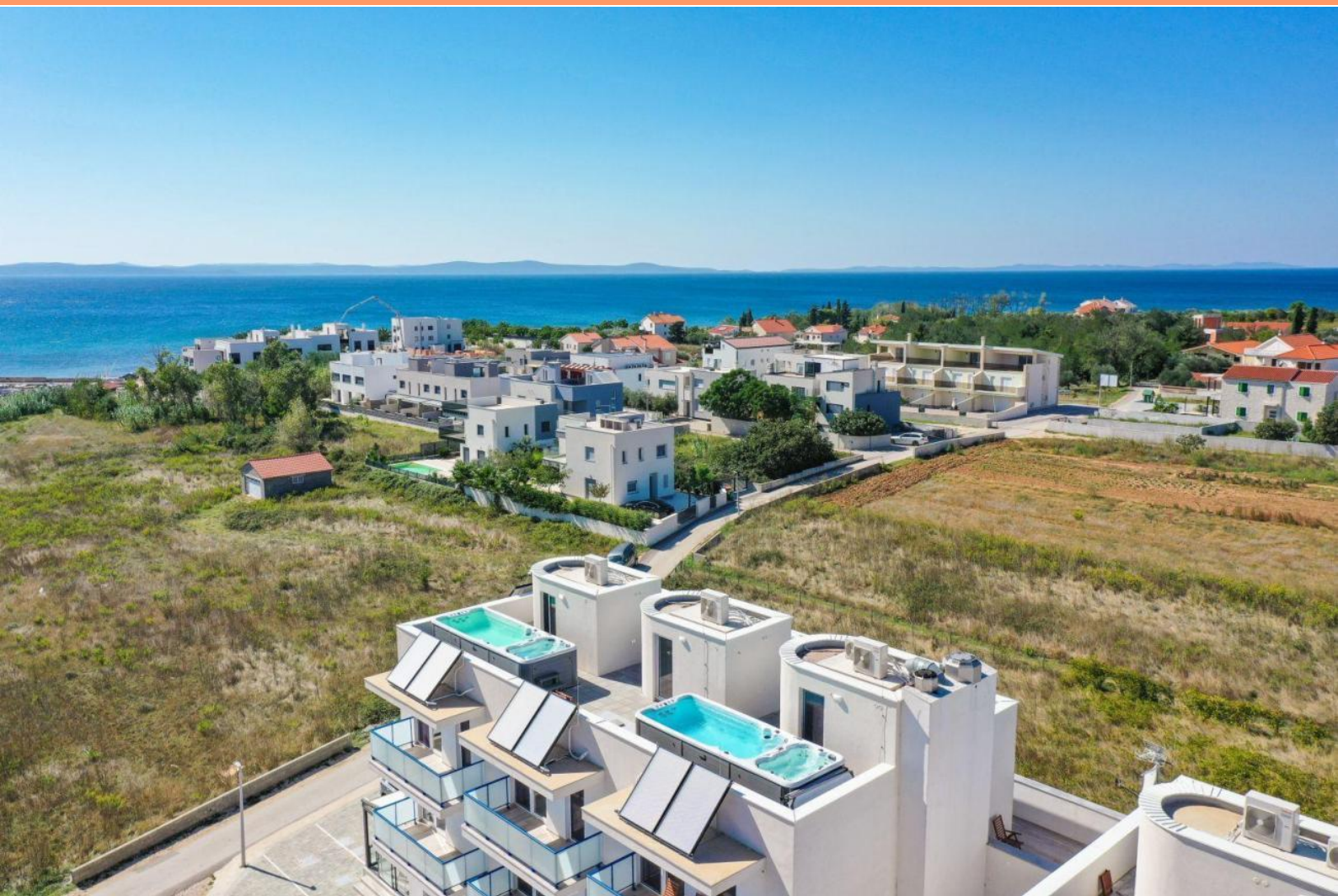


Villa

Privlaka, Dalmatia



Ref	RE-LB-33604
Type	Villa
Region	Dalmatia › Zadar
Location	Privlaka
Front line	No
Sea view	Yes
Distance to sea	100 m
Floorspace	189 sqm
No. of bedrooms	4
No. of bathrooms	3
Price	€ 696 150

Lux new attached villa in Privlaka, 100m from the sea, with roof top jacuzzi, if offered for sale!

This splendid villa, situated in an exclusive complex with its own restaurant, just 100 meters from the shore, offers all you need for an unforgettable escape or a truly remarkable investment.

Each of the six luxury semi-detached villas boasts a private rooftop terrace, complete with a pool and jacuzzi, offering a commanding view of the endless blue sea.

Picture yourself on that terrace, relaxing as you gaze out over the vast ocean, the sound of waves gently lapping against the shore.

Villa R3, with a net area of 189.56 square meters, spans the first and second floors and features a private staircase leading to the rooftop terrace. With four spacious bedrooms and three elegant bathrooms, this villa offers a flawless blend of space and luxury. On the first floor, you will find a bedroom, a bathroom, a spacious living room, and a modern kitchen that opens onto a balcony—an ideal spot to enjoy your morning coffee while breathing in the fresh sea air.

The second floor houses three bedrooms, one with its own terrace and en-suite bathroom, while the remaining two share a common balcony.

Additionally, this floor offers another bathroom, ensuring maximum comfort for family and guests alike.

The stairs ascend to the ultimate rooftop terrace, an oasis of tranquility, complete with a pool or jacuzzi, where every moment becomes pure relaxation with a mesmerizing view of the sea.

The villa is fully air-conditioned, with central heating and secured parking, ensuring year-round comfort.

Whether you seek a wise investment or a luxurious retreat, this villa offers an invaluable blend of opulence and natural beauty.

Do you long for peaceful mornings by the sea or evenings in a jacuzzi under the stars?

Seize the opportunity—schedule a viewing and step into the life of your dreams!

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.

Villa

Privlaka, Dalmatia



Price per m²:
3683 €

Average price/m² of this type
in this region:
4474 €

Median price/m² of this type
in this region:
4061 €

Average price/m² of this type
in Croatia:
4366 €

Median price/m² of this type
in Croatia:
3868 €

Villa

Privlaka, Dalmatia



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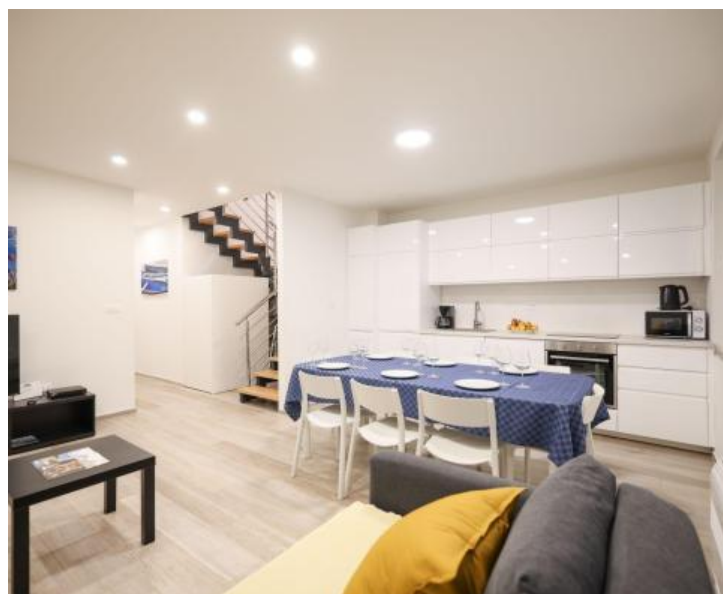
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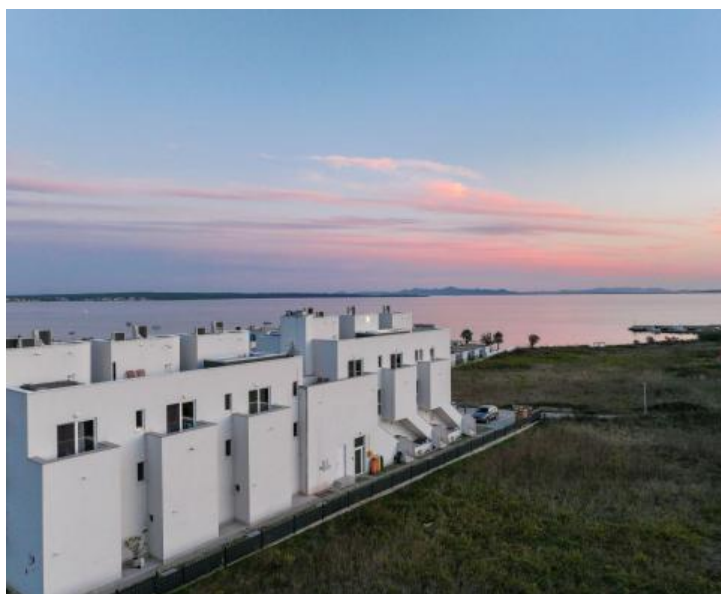
Villa

Privlaka, Dalmatia



Villa

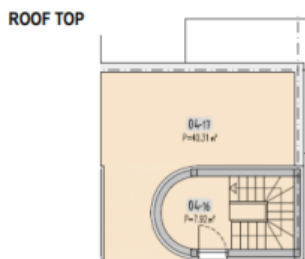
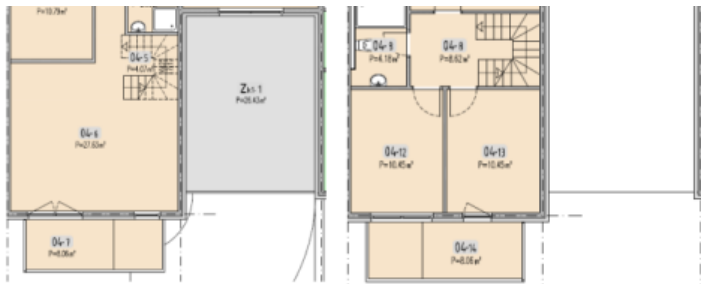
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Villa

Privlaka, Dalmatia



Garden Balcony Terrace Loggia Parking space Swim spa	Air Conditioning Central heating	Water system Septic system Electrical connection	Telephone, DSL / Internet
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Villa	Floor	Description	Area		Net Usable Area
R3	1st floor	Entrance	4,92	1	4,92
R3	1st floor	Bathroom	2,98	1	2,98
R3	1st floor	Bedroom 1	10,79	1	10,79
R3	1st floor	Bedroom 2	15,62	1	15,62
R3	1st floor	Balcony 1	26,00	0,5	13
R3	1st floor	Staircase	4,07	1	4,07
R3	1st floor	Living room with kitchen	27,63	1	27,63
R3	1st floor	Balcony 2	8,06	0,5	4,03
R3	2nd floor	Hallway	8,62	1	8,62
R3	2nd floor	Bathroom 2	4,18	1	4,18
R3	2nd floor	Bedroom 2	11,37	1	11,37
R3	2nd floor	Bathroom 3	3,92	1	3,92
R3	2nd floor	Bedroom 3	10,45	1	10,45
R3	2nd floor	Bedroom 4	10,45	1	10,45
R3	2nd floor	Balcony 3	8,06	0,5	4,03