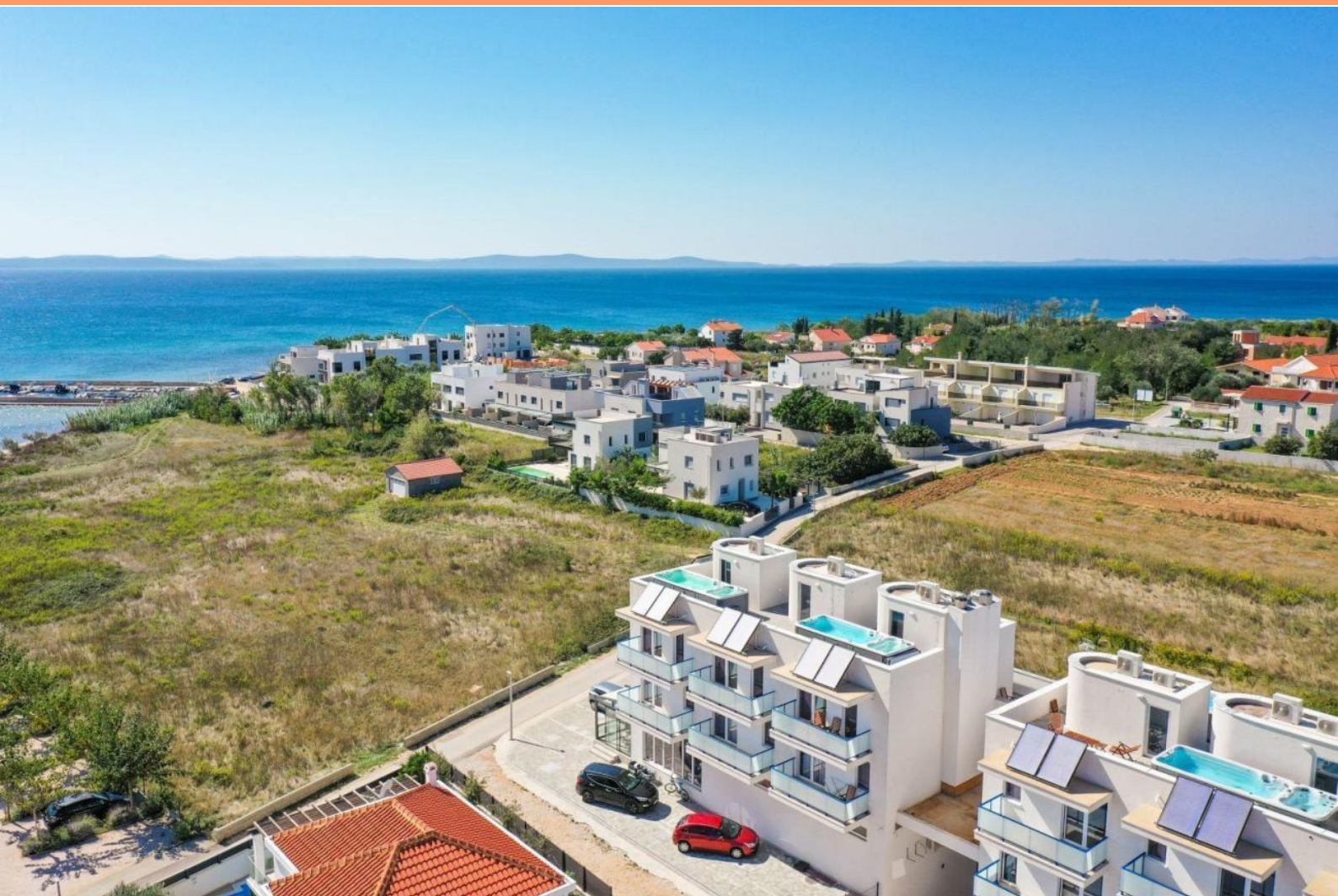


# Villa

## Privlaka, Dalmatia



<b>Ref</b>	RE-LB-33603
<b>Type</b>	Villa
<b>Region</b>	Dalmatia > Zadar
<b>Location</b>	Privlaka
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	100 m
<b>Floorspace</b>	153 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 581 400

Imagine a place where luxury and the sea come together in perfect harmony.

This beautiful villa, set in an exclusive complex of 6 semi-detached villas with its own restaurant, just 100 meters from the coastline, offers everything you need for an unforgettable escape or a remarkable investment. Each villa features a private rooftop terrace with a pool and jacuzzi, delivering spectacular views of the ocean. Picture yourself unwinding on that terrace, looking out over the endless blue horizon, while the gentle sound of waves soothes your spirit.

Villa R2, with a net area of 153.45 square meters, spans both the first and second floors, with private access to the rooftop terrace. Inside, you'll find four spacious bedrooms and three elegant bathrooms, blending space and luxury in perfect measure. On the first floor, the master bedroom, a bathroom, a large living room, and a modern kitchen open onto a balcony—just the place to enjoy your morning coffee, breathing in the fresh sea air.

On the second floor, there are three more bedrooms—one with its own private balcony and en-suite bathroom, while the other two share a common balcony. Additionally, this floor provides a second bathroom, ensuring comfort and convenience for all family members and guests.

The staircase leads you up to the crown jewel of the villa: the rooftop terrace, an oasis of calm, complete with a pool and jacuzzi. Here, each moment becomes pure relaxation, framed by an awe-inspiring view of the sea. The villa is fully air-conditioned, equipped with central heating, and includes secure parking, ensuring year-round comfort.

Whether you're looking for a wise investment or a luxurious getaway, this villa offers a priceless blend of luxury and natural beauty.

Do you long for peaceful mornings by the sea, or evenings in the jacuzzi under the stars? Don't miss this opportunity—schedule a viewing and take the first step toward the life you've been dreaming of.

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:**

Roof terrace

Spa

Attached

Modern

# Villa

## Privlaka, Dalmatia



Price per m<sup>2</sup>:  
3.800 €

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 €

# Villa

## Privlaka, Dalmatia



# Villa

Privlaka, Dalmatia



# Villa

Privlaka, Dalmatia



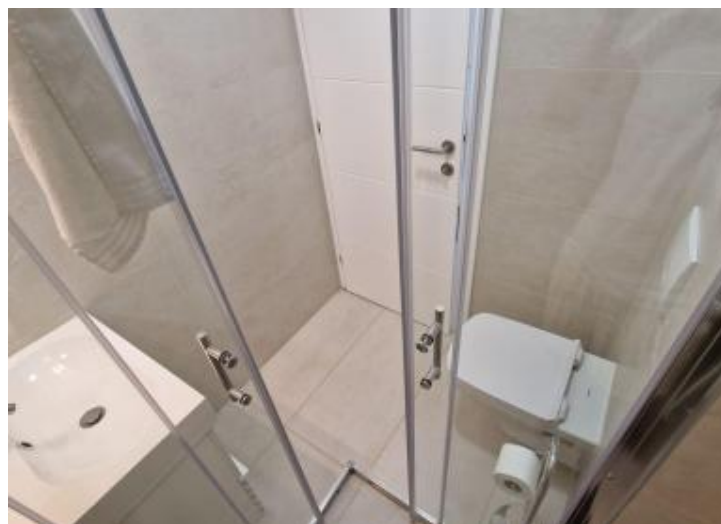
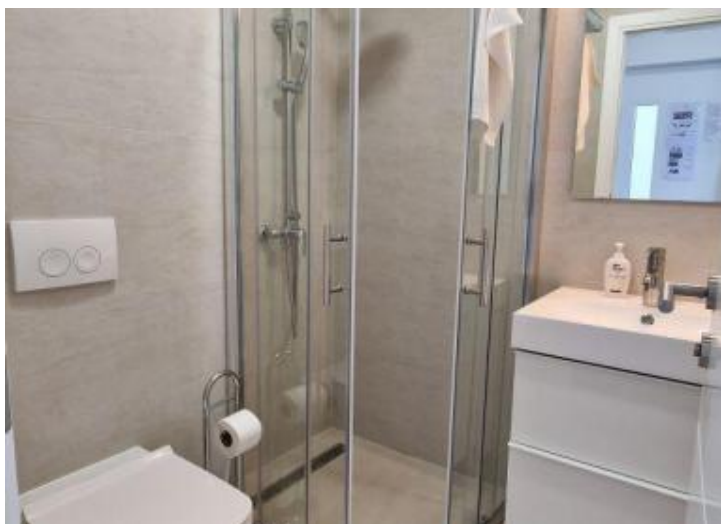
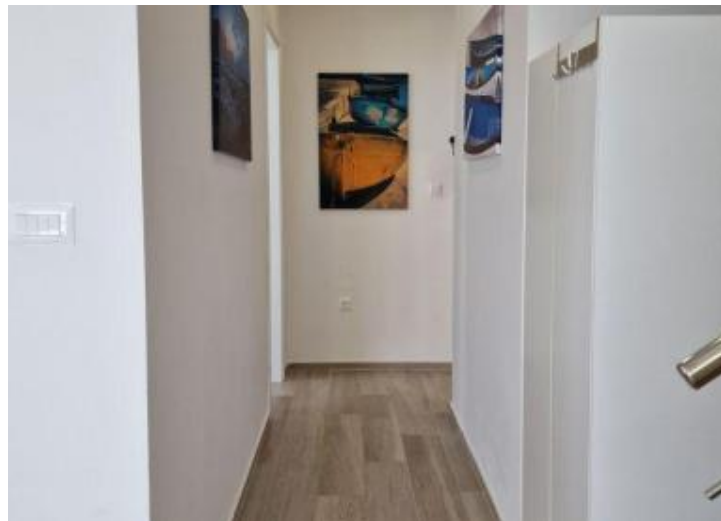
# Villa

## Privlaka, Dalmatia



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Privlaka, Dalmatia



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## Privlaka, Dalmatia



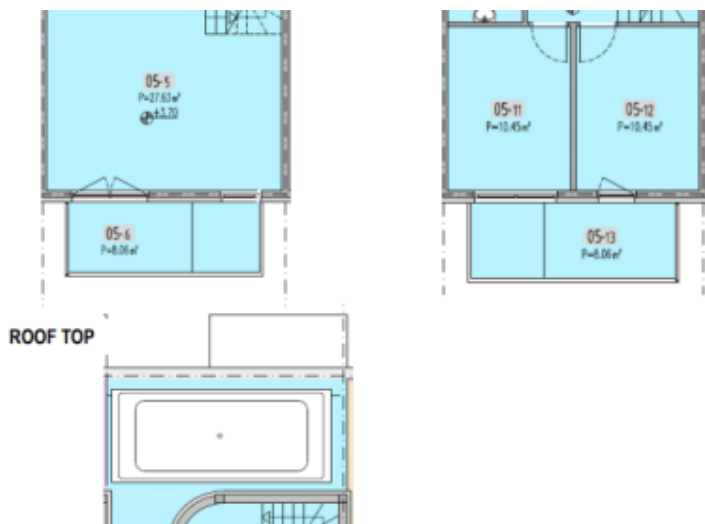
# Villa

## Privlaka, Dalmatia



# 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
R2	1st floor	Entrance	4,92	1	4,92
R2	1st floor	Bathroom	2,98	1	2,98
R2	1st floor	Bedroom 1	10,79	1	10,79
R2	1st floor	Staircase	4,07	1	4,07
R2	1st floor	Living room with kitchen	27,63	1	27,63
R2	1st floor	Balcony 1	8,06	0,5	4,03
R2	2nd floor	Hallway	8,62	1	8,62
R2	2nd floor	Bathroom 2	4,18	1	4,18
R2	2nd floor	Bedroom 2	11,37	1	11,37
R2	2nd floor	Bathroom 3	3,92	1	3,92
R2	2nd floor	Bedroom 3	10,45	1	10,45
R2	2nd floor	Bedroom 4	10,45	1	10,45
R2	2nd floor	Balcony 2	8,06	0,5	4,03