

# Villa

## Zadar, Dalmatia



<b>Ref</b>	RE-LB10297
<b>Type</b>	Villa
<b>Region</b>	Dalmatia › Zadar
<b>Location</b>	Zadar
<b>Sea view</b>	Yes
<b>Distance to sea</b>	180 m
<b>Floorspace</b>	355 sqm
<b>Plot size</b>	513 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	5
<b>Price</b>	€ 2 000 000

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Fantastic modern villa in Zadar just 180 meters from the sea

Magnificent new villa with swimming pool in the center of Zadar yet in a quite place!

Sea view!

Super modern architecture!

Just 180 meters from the sea and 10 minutes from the center of the Old Town!

Perfect location!

Despite its central location, the villas are hidden from the roads and immersed in silence, which is a rarity for Zadar.

The area of the villa is 355 m2. Three levels.

Land area - 513 m2.

Lower level: hall, guest bathroom, storage room, living room, kitchen-dining room, outdoor summer kitchen area with fireplace, separate entrance to the building's technical unit. At the same level is access to the terrace with a pool of 39 m2 to the wellness area of 36 m2.

Middle level: two bedrooms with bathrooms, hall, terrace.

Upper level: master bedroom with a spacious bathroom, terrace with jacuzzi and beautiful views, a hall.

Distinctive features are the presence of warm floors in the villa, invert air conditioning, video surveillance.

The wellness area offers a sauna, gym, bathroom, whirlpool.

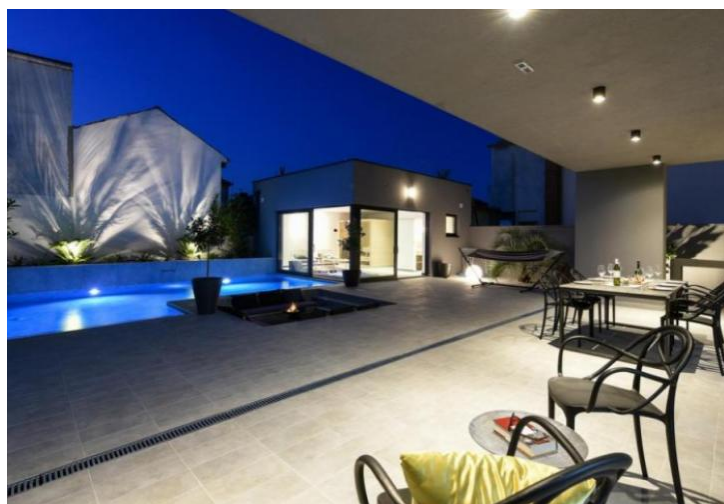
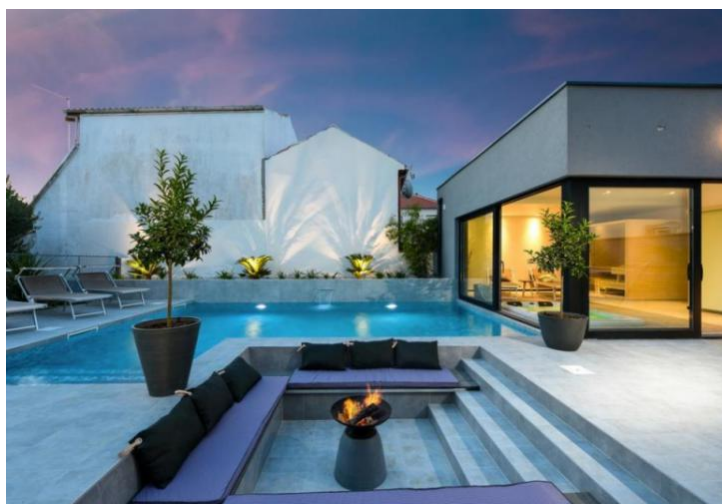
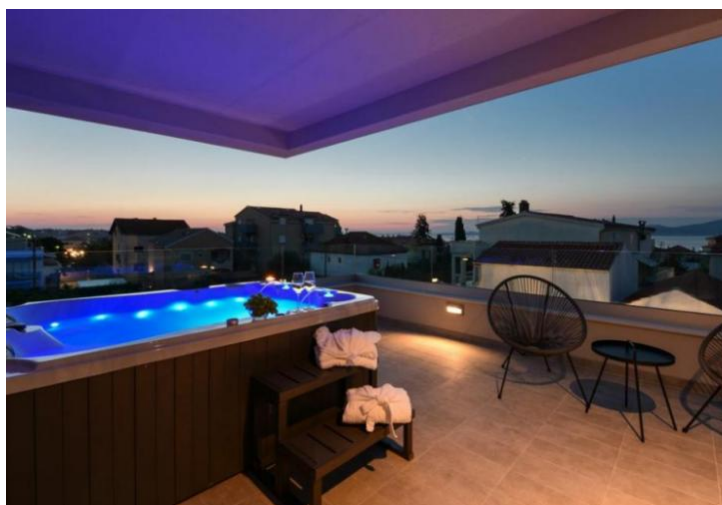
Update on 01/12/2019

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.



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