

Villa

Sv. Filip i Jakov, Dalmatia



Ref	RE-LB-IRO2472
Type	Villa
Region	Dalmatia > Zadar
Location	Sv. Filip i Jakov
Front line	Yes
Sea view	Yes
Distance to sea	40 m
Floorspace	341 sqm
No. of bedrooms	4
No. of bathrooms	2
Price	€ 1 855 000

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Just 50 meters from the beach, this stunning villa is located in the charming coastal village near Sv. Filip i Jakov.

It is a peaceful and picturesque tourist destination known for its clean sea, relaxed atmosphere, and direct connection to Sv. Filip i Jakov via a scenic coastal promenade.

With Zadar just 20 kilometers away, the location offers the perfect balance of coastal tranquility and easy access to urban amenities.

The villa is part of an exclusive new residential complex consisting of eight buildings, developed by a highly reputable construction company recognized for 5 star quality and excellence.

As part of a semi-detached structure, the villa offers a total net area of 341 m², including expansive terraces and a beautifully landscaped garden.

The interior living space spans 164 m², thoughtfully distributed across multiple levels for comfort and functionality.

- **Basement Level:** Features a utility room, kitchen, dining area, living room, and a guest toilet.
- **Ground Floor:** Includes the main entrance, a modern kitchen, dining and living area, a spacious terrace, a 66.83 m² front yard, a 46.67 m² garden, and a private swimming pool—ideal for outdoor leisure and entertaining.
- **First Floor:** Offers two generously sized bedrooms, a bathroom, and a terrace.
- **Second Floor:** Comprises a hallway, two additional bedrooms, and another bathroom, providing plenty of space for family or guests.

The property also includes two dedicated parking spaces.

This exquisite villa is a true Mediterranean haven, combining luxury, comfort, and the timeless charm of the Adriatic coast.

Don't miss the opportunity to own a piece of paradise in one of the most desirable coastal locations in the region!

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

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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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Price per m²:
5440 €

Average price/m² of this type
in this region:
5025 €

Median price/m² of this type
in this region:
5440 €

Average price/m² of this type
in Croatia:
8057 €

Median price/m² of this type
in Croatia:
6626 €

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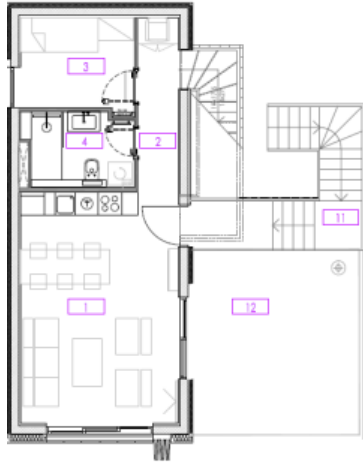
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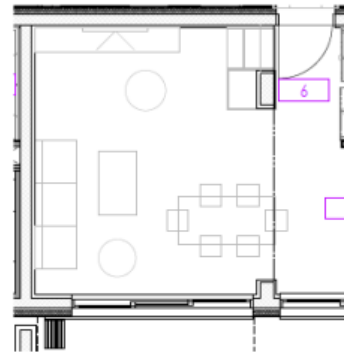
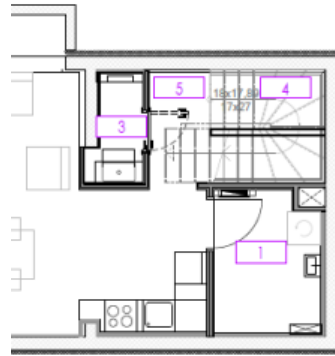
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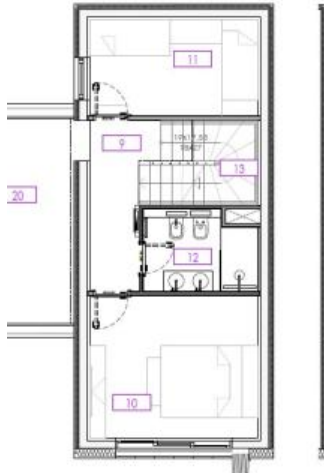
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PRIZEMLJE



1. KAT



2. KAT



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