

# Villa

## Murvica, Dalmatia



<b>Ref</b>	RE-LB-IRO2822
<b>Type</b>	Villa
<b>Region</b>	Dalmatia › Zadar
<b>Location</b>	Murvica
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	8000 m
<b>Floorspace</b>	150 sqm
<b>Plot size</b>	550 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 530 000

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Luxury Villa with Private Pool for Sale in Murvica near Zadar – 150 sqm Fully Furnished Home on 550 sqm Plot, Only 15 Minutes from the Sea and City Center!

A beautiful villa with a private swimming pool is for sale in the peaceful village of Murvica, located in the immediate vicinity of Zadar. This attractive property is just a 15-minute drive from Zadar city center, beaches, and the Adriatic Sea, offering the perfect balance between tranquil countryside living and quick access to urban amenities, restaurants, shops, and cultural attractions.

The villa offers 150 sqm of living space and is thoughtfully arranged over two levels, including a ground floor and first floor.

The ground floor features a modern, fully equipped kitchen connected to a spacious dining area and a bright living room, creating an open and comfortable living space ideal for family life and entertaining. A bathroom is also located on this level for additional convenience.

Upstairs, the first floor comprises three comfortable bedrooms, one of which has access to a private balcony, as well as two contemporary bathrooms with walk-in showers. The layout ensures functionality, privacy, and comfort, making the villa suitable for both permanent residence and holiday use.

The property is fully furnished and ready to move in, allowing the future owner to immediately enjoy all the benefits of this elegant home without additional investment. High-quality furniture and carefully selected details contribute to a pleasant and modern interior atmosphere.

The villa is situated on a 550 sqm landscaped plot, designed to provide maximum privacy and relaxation. The outdoor area includes a private swimming pool, sunbathing space, and parking for three cars, making it ideal for enjoying the Mediterranean climate and outdoor lifestyle. The spacious yard offers plenty of room for family gatherings, barbecues, and leisure activities.

This villa in Murvica near Zadar represents an excellent real estate opportunity for those seeking a peaceful home surrounded by nature, while still being close to the sea and all essential amenities. It is also a strong investment option for tourist rental thanks to its desirable location, private pool, and proximity to Zadar and the Adriatic coast.

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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### Property advantages:

Swimming pool  
Urbanized  
Modern

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Price per m<sup>2</sup>:  
3.533 €

Average price/m<sup>2</sup> of this type  
in this region:  
4.609 €

Median price/m<sup>2</sup> of this type  
in this region:  
4.158 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.552 €

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

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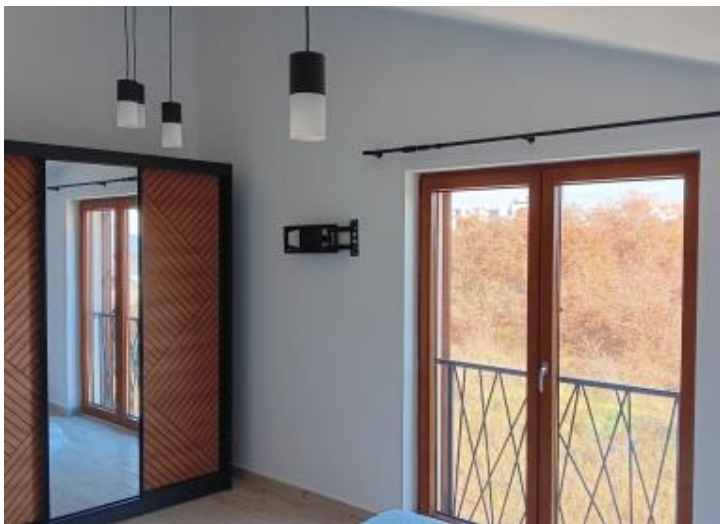
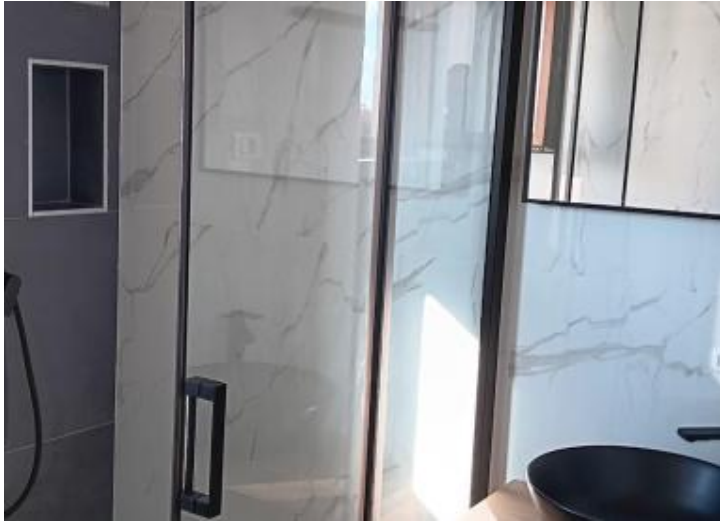
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