

# Villa

## Zadar, Dalmatia



<b>Ref</b>	RE-LB10830
<b>Type</b>	Villa
<b>Region</b>	Dalmatia › Zadar
<b>Location</b>	Zadar
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	1200 m
<b>Floorspace</b>	161 sqm
<b>Plot size</b>	416 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 850 000

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[www.adrionika.com](http://www.adrionika.com)

Amazing new modern and luxury villa with swimming pool for sale in Zaton (Zadar area)!

Contemporary architecture, outstanding design, high quality of construction.

Villa is set in a very peaceful surroundings...

it is cca 1200 meters from the sea and just 200 meters from the town centre.

Total surface is 161 sq.m. Land plot area is 416 sq.m.

Villa is completed in 2019 and consists of ground and first floor.

On lower level there is a living room, kitchen with dining room, bedroom and a bathroom.

Living room has SAT TV and fireplace.

Upper level has 3 bedrooms, 2 bathrooms, large covered terrace with pool and garden view.

The villa is surrounded by lovely garden with gazebo with table and chairs, outdoor barbecue, heated swimming pool of 32 m<sup>2</sup>, multiple sun loungers, shower by the pool and a jacuzzi.

For children there is trampoline, swings and table tennis.

Villa has 2 outdoor parking spaces.

Additional benefits:

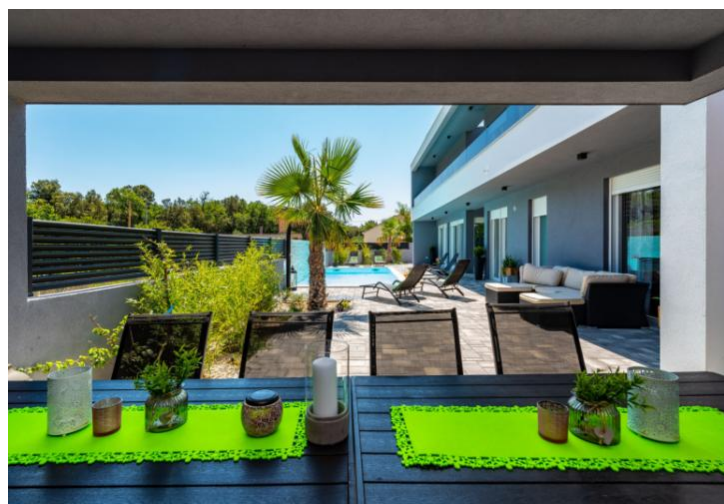
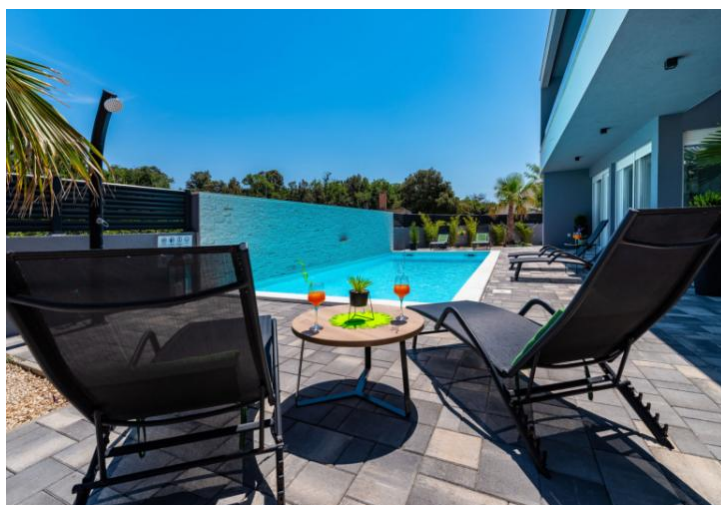
- AC, heating and ventilation
- central water supply
- spacious parking area outside
- floor heating
- storage
- heated swimming pool
- BBQ zone
- fireplace

Perfect property for the area of Zadar.

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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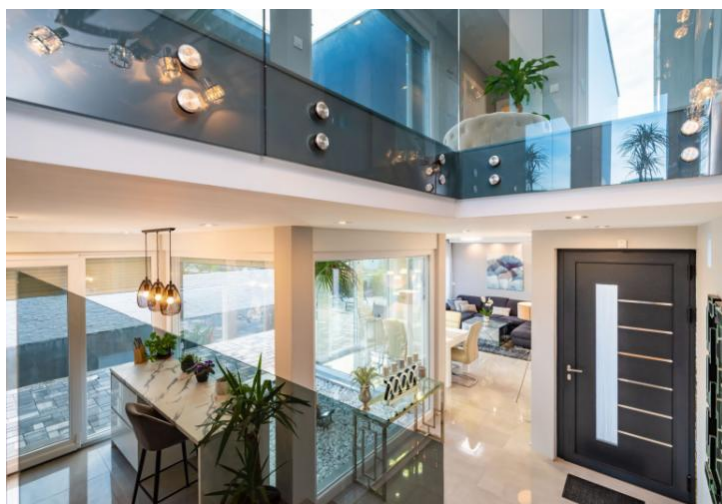
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