

# Villa

## Zadar, Dalmatia



<b>Ref</b>	RE-LB11120
<b>Type</b>	Villa
<b>Region</b>	Dalmatia › Zadar
<b>Location</b>	Zadar
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	30 m
<b>Floorspace</b>	230 sqm
<b>Plot size</b>	493 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 1 100 000

### **HOT SALE! Price went down from 1,2 mln to 1,1 mln eur!**

Beautiful modern second line villa in Zadar area, in Kozino, just 30 meters from the sea!

Fantastic sea views area opening from this wonderful villa!

Total area is 230 sq.m. Land plot is 493 sq.m.

Villa was built in 2020.

Villa has three levels:

On the ground floor there is a bedroom with a double bed, a fully equipped kitchen and dining room, and a salon and a separate toilet.

On the upper floor there are three air-conditioned bedrooms, two of which are double ensuite bedrooms with their own loggia where you can enjoy the beautiful views of the sea, rocks and greenery. Both loggias also have marvellous lounge areas where you can have your morning coffee. There is also a children's room with two beds, one of which is a sofa bed.

There is also a large roof terrace with sun loungers, furniture, table and jacuzzi.

Overall surface of terraces is 56 sq.m.

#### Details:

- All bathrooms have an en-suite bath, walk-in shower and underfloor heating.
- The ground floor opens onto a terrace and garden with a beautiful heated swimming pool of 22 sq.m..
- There are also sun loungers where you can enjoy the beautiful scenery.
- The villa is completely fenced and offers you complete privacy and holiday enjoyment.

Only high-quality materials, equipment and furniture were used in the construction, such as Italian Florim porcelain tiles and Hansgrohe, Geberit and Laufen sanitary ware.

Furniture and kitchen elements are made to exact measures. All windows and exterior doors have mosquito nets.

The interior doors are made to measure with hidden hinges and a magnetic lock.

The carpentry is PVC, and the blinds are electric.

Heating and cooling is provided by Mitsubishi air conditioning (5 indoor and one outdoor unit), while the heat pump has a capacity of 300 liters.

There is a rocky beach just 45 m from the villa.

If you have kids for sandy beaches, there is a beautiful sandy beach at a distance of 450 m.

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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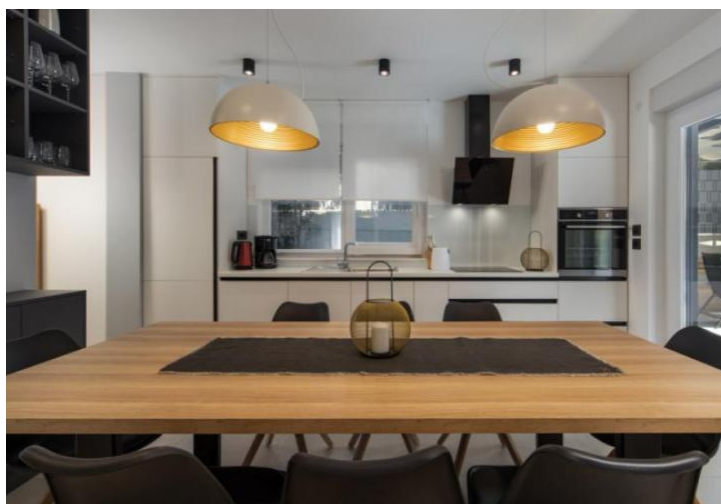


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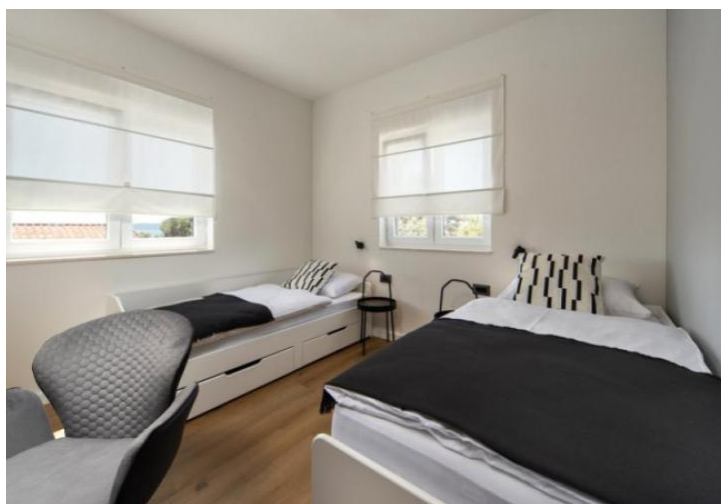
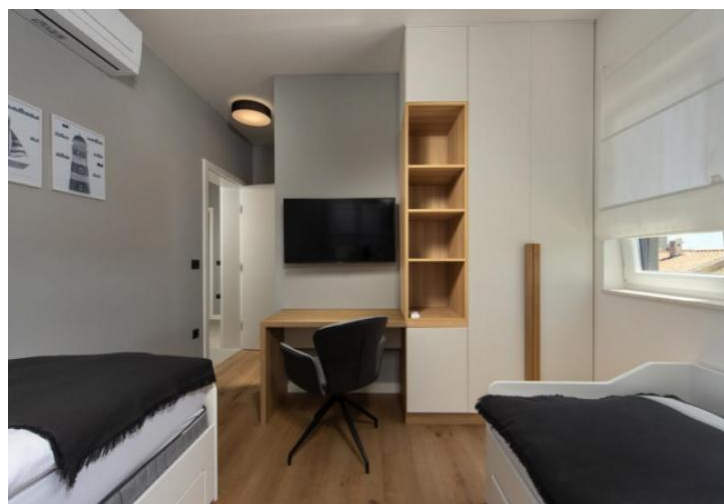
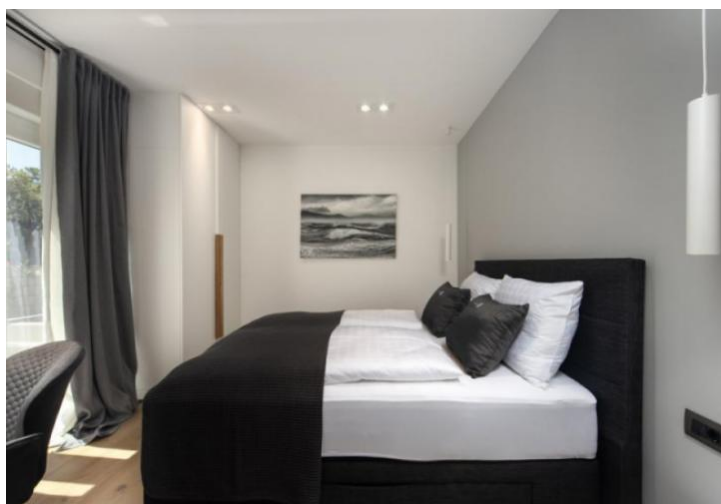
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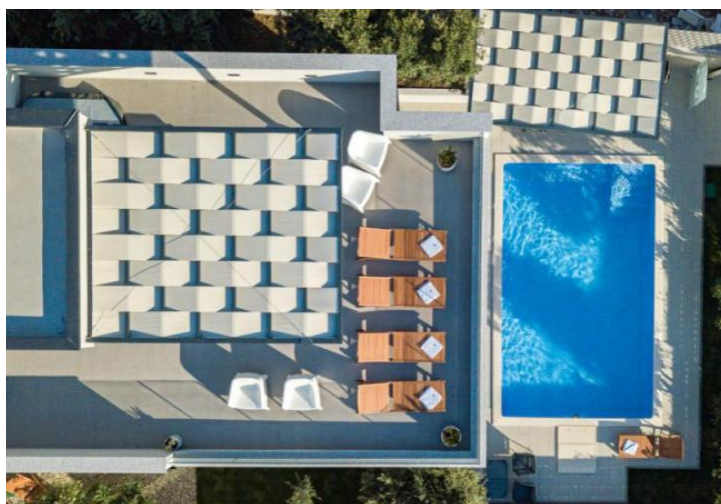
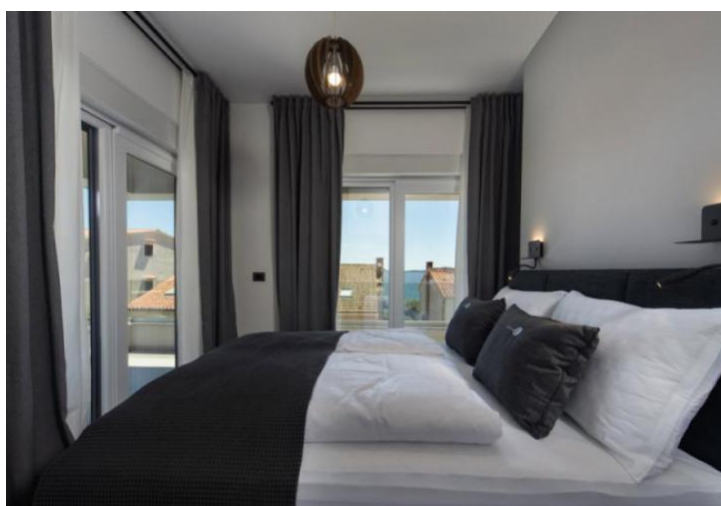
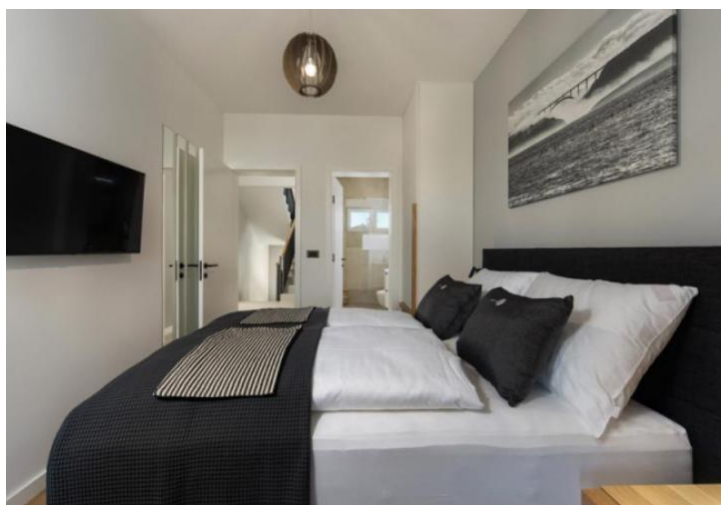
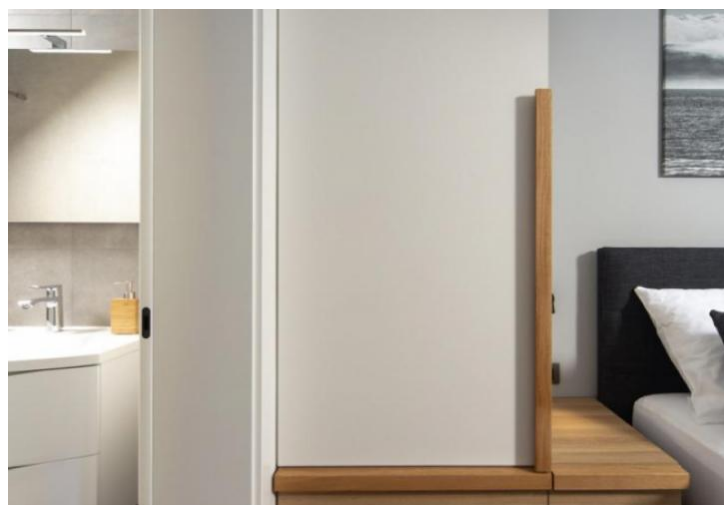
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