

Villa

Zadar, Dalmatia



Ref	D-69896
Type	Villa
Region	Dalmatia > Zadar
Location	Zadar
Front line	No
Sea view	Yes
Distance to sea	150 m
Floorspace	450 sqm
Plot size	774 sqm
No. of bedrooms	6
No. of bathrooms	7
Price	€ 1 255 000

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Modern villa with original swimming pool near Zadar on the first construction line to the beach, cca. 150 meters from the water!

Villa is really beautiful with it's contemporary design, stylish furniture, panoramic glazing and fantastic sea and mountain views!

Total area is 450 sq.m. Land plot is 774 sq.m.

It consists of 3 units: 2 duplex apartments and a basement with a bathroom (currently in the function of a playroom - billiards, darts and a game console ... can be a separate residential unit, gym, sauna, cinema ...)

Smaller unit: ground floor - living room, kitchen, dining room, toilet, space for washing machine and dryer, pantry, first floor - 2 bedrooms with en suite bathrooms, skylight.

Larger unit: ground floor - exit and view of the pool, living room, kitchen, dining room, pantry, area for dryer and washing machine, room with en suite bathroom (bathtub), first floor - 3 bedrooms with en suite bathrooms, roof window.

Villa also benefits:

- Swimming pool is with hydromassage and preparation for waterfall and heating of 50m2
- Large outdoor grill with table for 12 people
- 6 bedrooms with en suite bathrooms, 2 toilets
- Separate entrances for two residential units, but they can function as a whole and united
- Fully furnished facility
- Electricity connections: 4
- Water connections: 3
- Underfloor heating in the whole building (heat pump)
- Air conditioned whole building with split air conditioner (Daikin)
- Sea and mountain view
- In a secluded area in a quiet part of town
- Kids playground
- Garden
- Fully fenced
- Parking spaces for more than 3 cars

Recommended!

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
Storage
Gym
Sauna
Urbanized
Modern

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Price per m²:
2.789 €

Average price/m² of this type
in this region:
4.565 €

Median price/m² of this type
in this region:
4.148 €

Average price/m² of this type
in Croatia:
4.567 €

Median price/m² of this type
in Croatia:
3.950 €

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