

# Villa

## Zadar, Dalmatia



<b>Ref</b>	D-75462
<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>	700 m
<b>Floorspace</b>	190 sqm
<b>Plot size</b>	390 sqm

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<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 660 000

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Luxury wellness villa, located in Privlaka near Zadar, just 700 meters from the sea, only 4 km from the historic town of Nin and 18 km from Zadar.

Total floorspace is 190 sq.m. Land plot is 390 sq.m.

The interior is carefully decorated, in a modern style, and is divided into ground floor, mezzanine and first floor. On the ground floor there is a spacious kitchen with all appliances and equipment, a dining room with direct access to the terrace, a living room with a modern fireplace, and a bathroom. On the terrace in front of the lounge corner, there is a 6 x 4.5 m swimming pool with anatomical deck chairs and an outdoor shower. On the mezzanine floor there is a wellness SPA oasis, 30 m<sup>2</sup> in area, which is equipped with a whirlpool massage tub, an infrared sauna, a shower, deckchairs for resting, with a view of the sea and the Velebit mountain. An additional atmosphere is provided by the ceiling, which is made like the starry sky, and the roof dome above the whirlpool.

There are three bedrooms on the first floor, one of which has its own bathroom, while the other two share another, large bathroom located in the hallway. There is also a work corner on the first floor. The rooms are equipped with boxspring beds, and each has its own LCD TV. Two rooms open onto a balcony with a view of the pool and garden.

On the side of the Villa there is a grill terrace with a table, seats and a sofa made of original rattan and an outdoor grill. The terrace is hidden from view, and offers a view of the sea and greenery. At the back of the Villa, directly next to the grill terrace, there is a corner for entertainment with mini golf. The yard is completely fenced, enriched with Mediterranean greenery and herbs. Access to the Villa is provided by a well-maintained, private, access road, with direct access to the parking lot and garage.

There is a direct entrance to the Villa from the garage. On the same level as the garage, there is also a machine room and a service room with a washing machine, an iron and an ironing board, and a toilet. The villa is equipped with a solar floor heating and cooling system, as well as built-in fan coils with both functions. The entire system is computerized and works with the help of a heat pump that heats the sanitary water in the 400 l central boiler. All lighting inside and outside the Villa is designer, the internal staircase is made of quartzite, and the carpentry is made of the highest quality PVC, bioclimatic canopy on the grill terrace, intercom. The villa has its own water connection, its own 20 kw electricity connection, and is connected to the sewage system.

Documentation is in order, ownership 1/1. It is sold fully furnished and with all the equipment, as described above.

The villa is a perfect opportunity for owners who want their own luxury, but also for potential renters who want to engage in renting, since the market value of renting in July and August 2021 was 500-600 EUR per night. Great occupancy rates and rentability.

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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Price per m<sup>2</sup>:  
3474 €

Average price/m<sup>2</sup> of this type  
in this region:  
4514 €

Median price/m<sup>2</sup> of this type  
in this region:  
4145 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4377 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3867 €



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