

Villa

Zadar, Dalmatia



Ref	D-76111
Type	Villa
Region	Dalmatia > Zadar
Location	Zadar
Front line	No
Sea view	Yes
Distance to sea	300 m
Floorspace	240 sqm
Plot size	470 sqm
No. of bedrooms	3
No. of bathrooms	4

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Price

€ 1 000 000

Complex of three luxurious modern villas with an unobstructed view of the sea in Zadar area under construction.

The complex is located in Sveti Filip i Jakov, between Zadar and Biograd na Moru, with southwest orientation. Each of the villas in a complex will be built at different heights in a cascade (every 3 to 4 meters difference) to provide maximum privacy.

The location also contributes to privacy. Geographically speaking, you are in the immediate vicinity between 2 larger marinas. A third marina is under construction in the town itself, which is why these places are known as the Mecca of yachting and sailing tourism. Distance from Zadar airport is only 20 km.

Each of the villas has approx. 240 m² net living area and 400 m² gross living area. The special gem of the villas is the large roof terraces of over 120 m².

Land plot is 470 sq.m.

Each of the houses consists of a garage with 4 parking spaces, basement, ground floor, 1st floor and roof terrace.

In the basement there is a wellness room with a sauna and shower, a fitness room, a laundry room and a technical room

On the 1st floor there is a living room + dining room, kitchen, toilet, pantry, garden with swimming pool, barbecue and outdoor space.

On the 2nd floor there are 3 bedrooms, each with its own bathroom. Villas will offer 2 master bedrooms with dressing room, bathroom, private terrace and freestanding bath with sea view.

On the roof terrace there is a closed whiskey and study room, a jacuzzi, a sitting area and a bar.

Details:

Calcatta marble tiles, aluminum windows and aluminum lift-and-slide doors are used.

Heating and cooling system – underfloor heating in all rooms, air conditioning in every room.

Parts of the facade are covered with HPL panels in a wooden design.

The houses are built in such a way that they are designed for rent and own use.

Easy-to-maintain materials such as wood-colored WPC floors around the pool and greenery that do not require much effort.

Other special features are the exceptionally high ceilings with a height of 3.10 meters and oversized interior and exterior doors.

The idea is to keep the facade in white, glass railings with tempered glass, ceramic tiles and natural wood elements.

Everything was designed by one of the most reputable architects in this area.

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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