

# Villa

## Zadar, Dalmatia



<b>Ref</b>	D-78108
<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>	120 m
<b>Floorspace</b>	364 sqm
<b>Plot size</b>	675 sqm
<b>No. of bedrooms</b>	4

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**No. of bathrooms**

5

**Price**

€ 750 000

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A beautiful contemporary villa with a swimming pool for sale in a quiet place near Zadar with a sea view! Villa is located just 120 meters from the sea!

The villa of 364 m<sup>2</sup> is spread over 675 m<sup>2</sup> of land and has two floors, ground floor and first floor. On the ground floor of the villa there is an entrance hall, a bathroom, a spacious living room with a dining room, as well as a functional kitchen with an island and a covered terrace. Immediately from the living room you can go to a spacious and beautifully landscaped yard where there is a heated swimming pool of 32 m<sup>2</sup>. There is also a garage on the ground floor from which you can enter the entrance hall of the villa, as well as an external bathroom. The staircase in the villa leads to the first floor where there are 4 bedrooms, each of which has its own bathroom, as well as a large terrace with a beautiful view of the sea and the sunset.

In the garden there are palm trees and various greenery for natural shade. As a new building, the villa was built with quality materials, all the windows in the villa have electric shutters and floor heating is connected through the entire villa, which functions via a heat pump. Video surveillance is also available and it is possible to manage the temperatures in the villa via a mobile device. The villa is ideal for permanent living, but also for tourism.

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.

### **Property advantages:**

- Garage
- Swimming pool
- Floor heating
- Garden
- Modern

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Price per m<sup>2</sup>:  
2.060 €

Average price/m<sup>2</sup> of this type  
in this region:  
4.565 €

Median price/m<sup>2</sup> of this type  
in this region:  
4.148 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.567 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3.950 €

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