

# Villa

## Zadar, Dalmatia



<b>Ref</b>	D-80160
<b>Type</b>	Villa
<b>Region</b>	Dalmatia › Zadar
<b>Location</b>	Zadar
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	5 m
<b>Floorspace</b>	700 sqm
<b>Plot size</b>	2170 sqm
<b>No. of bedrooms</b>	6
<b>No. of bathrooms</b>	6
<b>Price</b>	€ 9 000 000

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Luxury villa in a prestigious location near Zadar, on 2170 sq.m. of land, with swimming pool, on the 1st line to the sea!

Due to its position, villa benefits isolated exit to the sea and beach.

It is built just a few years ago in a contemporary style in a popular and highly demanded suburb of Zadar, top class yachting marina is nearby to keep the yacht there.

This modern design villa is spread over 700m<sup>2</sup> and has three floors. Each level is a sample of modern simplicity and minimalist style of contemporary luxury.

Each floor has a separate residential unit and is fully equipped with the latest appliances and designer interior. Each residential unit offers two bedrooms, two bathrooms, spacious salon with kitchen and terrace overlooking the sea.

If needed, the levels can be united. In current mode it is an ideal property for the family of several generations or for several brothers and sisters who want their large family to stay together.

Villa is placed on spacious terrain of 2170 sq.m. stretching to the sea.

The villa has an **outdoor kitchen**, a **roof terrace of 205 m<sup>2</sup>** that offers a beautiful view of the sea, as well as a beautiful **outdoor swimming pool of 45 m<sup>2</sup>**.

The villa also has a **home theater/cinema** and Hi-Fi system, as well as a **garage** within the villa (!).

The villa is equipped with the most modern smart-home systems, including automatic blinds, air quality control, air conditioning system, solar energy optimization, remote control of household appliances, video security system and the like.

Within the villa there is also an additional **guest/personnel apartment of approximately 40 m<sup>2</sup>**.

Villa is completely gated by a stone fence and provides maximum privacy and isolation, worth a celebrity.

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>:  
12857 €

Average price/m<sup>2</sup> of this type  
in this region:  
5079 €

Median price/m<sup>2</sup> of this type  
in this region:  
5522 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
8093 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
6667 €



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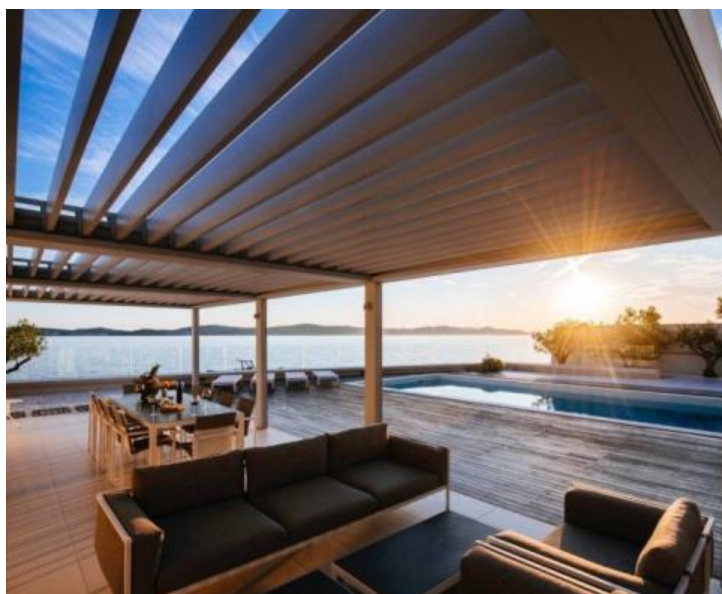
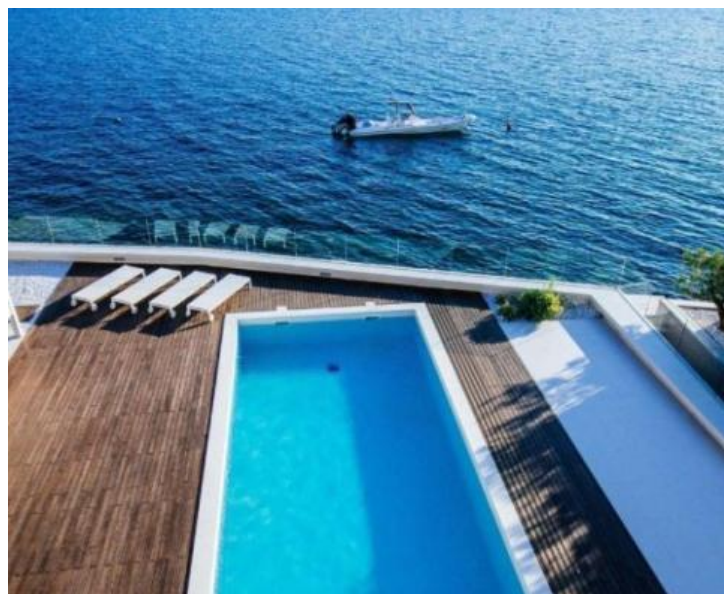
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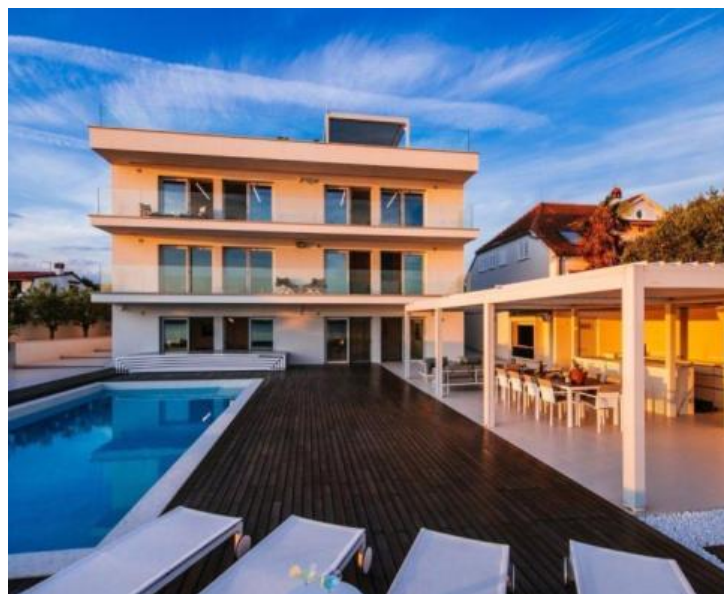
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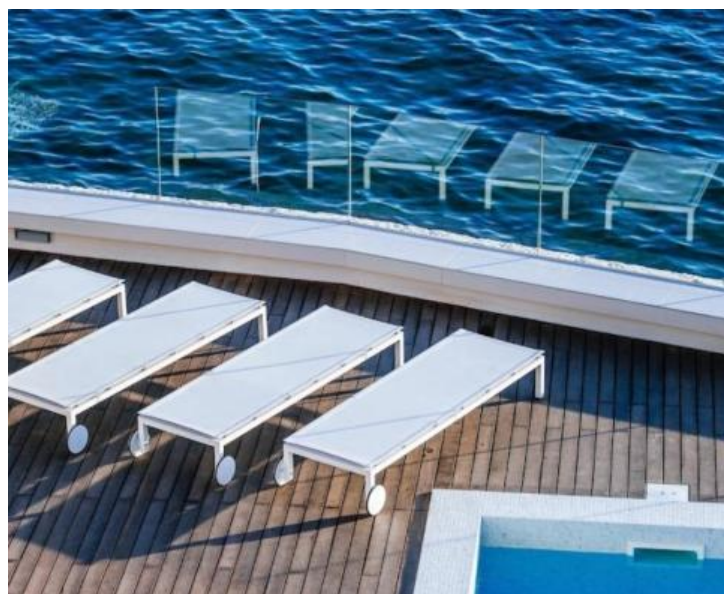
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