

Villa

Sukosan, Dalmatia



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Ref	RE-LB-IRO1780
Type	Villa
Region	Dalmatia > Zadar
Location	Sukosan
Front line	Yes
Sea view	Yes
Distance to sea	5 m
Floorspace	276 sqm
Plot size	333 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	Price upon request

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In the enchanting coastal haven of Sukošan, a stately villa graces an unparalleled location, standing sentinel as the premier abode along the Dalmatian shores - **1st line to the sea!**

Sukošan, a realm akin to an oasis within elite tourism, home for luxury yachting marina, boasts proudly the grandest marina that embellishes the Adriatic's coastal tapestry. It unfolds a splendid array of gastronomic delights, and amidst its landscape, the ascent of opulent structures is a testament to its enduring allure. Nestled in proximity to the airport, and with the city of Zadar a mere 7 kilometers distant, it stands as a jewel in the well-connected crown of this coastal realm.

The villa, an epitome of elegance, unfolds its essence across a net usable expanse of 276 square meters, cradled upon a meticulously plotted land of 333 square meters. Four resplendent bedrooms, each graced with a sanctuary of personal luxury, beckon inhabitants to a terrace that unveils a panorama of the azure sea. Upon the ground floor, an open-concept symphony of living, kitchen, and dining areas unfolds gracefully onto a terrace adorned with a swimming pool—a pool whose elemental dance, heated and cooled by the gentle embrace of a heat pump, resonates in harmony. A jacuzzi and a barbecue, set upon floors and a pool lined with the artisanal touch of first-class Italian ceramics in grand proportions, invite moments of leisure. The villa extends its embrace further, offering additional havens—a gym and a sanctum for enthusiasts of billiards.

Partially adorned with bespoke furnishings, including a kitchen and wardrobes woven into hallways, bathrooms, and bedrooms, this property stands as a beacon of elegance, style, and astute architectural solutions.

Throughout its creation, a meticulous attention to quality reverberates in the choices of materials and equipment:

- The façade, partially veiled in the noble embrace of stone.
- A thermal façade, ranging from 8 to 15 centimeters, adorned in part with wood paneling—a composite wood of a new generation.
- The warmth of electric floor heating, weaving its embrace through bathrooms, kitchen, dining area, and living room, orchestrated by a pioneering heat pump.
- Internal staircases, both within and without, adorned with safety glass railings.
- The vigilant gaze of security cameras.
- A grand exterior, crafted from ALU mastery, its three-paned visage standing at Cw 1.1.
- The delicate touch of mosquito nets, gracing every window.
- An electrolysis swimming pool, eschewing the caress of chlorine for a gentler dance of crystalline waters.
- A home that thinks—a smart abode, orchestrated with complete Wi-Fi mastery.
- The sands before the house, an artistry of the investor's design.

Anticipate the final crescendo of this coastal masterpiece by June 2024—a symphony of top-tier craftsmanship and avant-garde amenities, woven into the very fabric of Sukošan's seaside allure, awaiting its place within the annals of elven realms.

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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:

Swimming pool

Gym

Spa

Floor heating

Modern

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Average price/m² of this type
in this region:
5.100 €

Median price/m² of this type
in this region:
5.440 €

Average price/m² of this type
in Croatia:
8.629 €

Median price/m² of this type
in Croatia:
7.143 €

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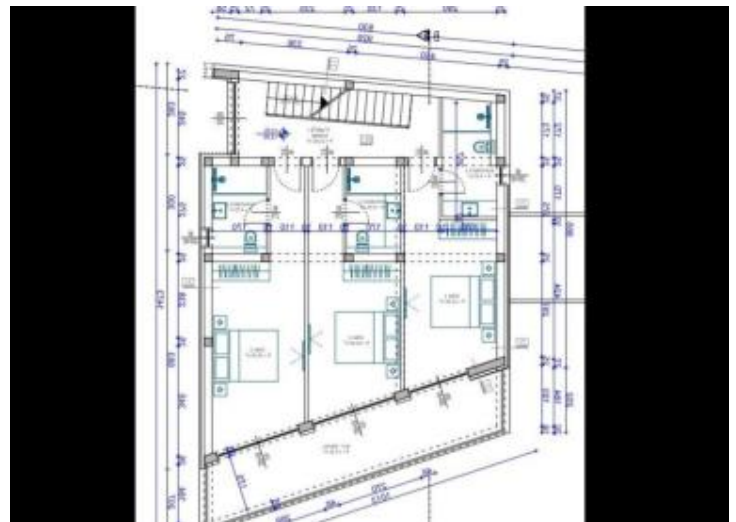
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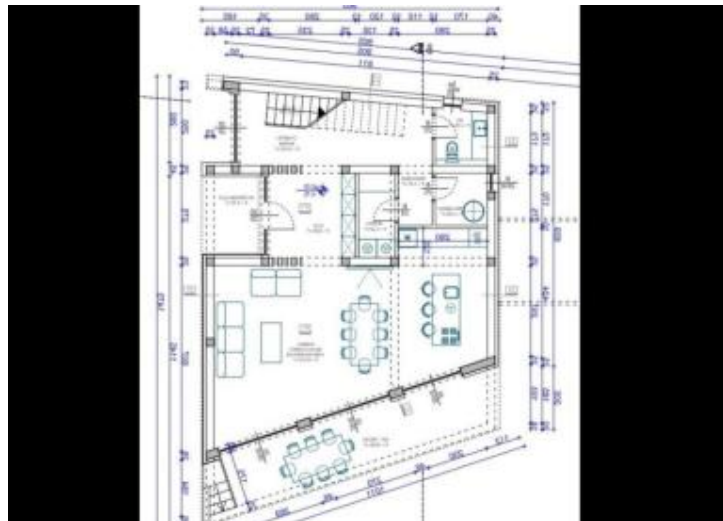
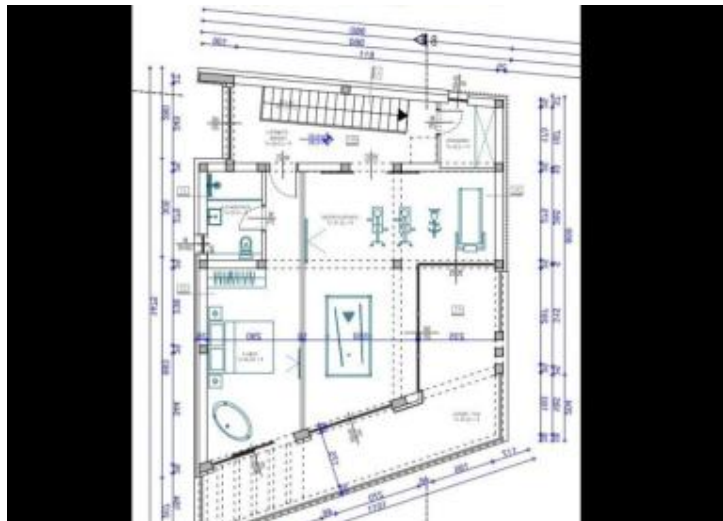
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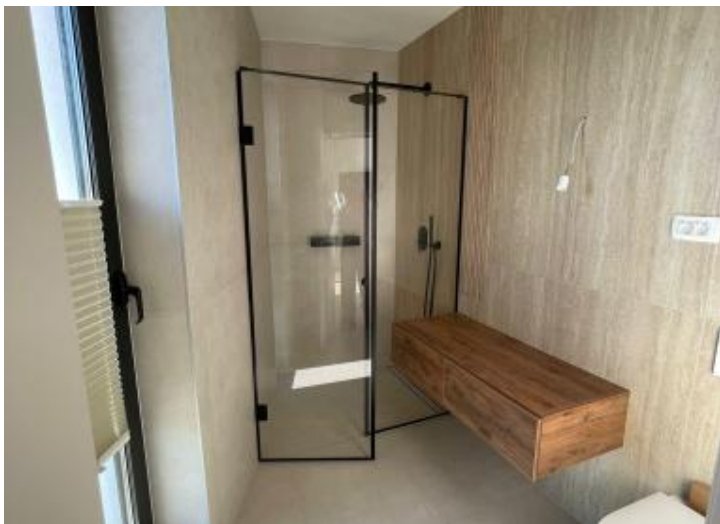
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