

# CHRISTIE'S

INTERNATIONAL REAL ESTATE

CROATIA



## Luxury villa for sale - Zadar, Dalmatia

Zadar, Dalmatia, Croatia

**Price: 2.250.000 €**

Bedrooms: 4	Bathrooms: 3	Half baths: 3	Plot: 686 m <sup>2</sup>
Total built: 392 m <sup>2</sup>	Living area: 240 m <sup>2</sup>	Terrace: 107 m <sup>2</sup>	Airport: 30 Km
From the sea: < 100 m	Energie certificate: A+	Year built: 2022	Buyer's commission: 3% +VAT

Listing id: 202111118

### AMENITIES

Garage 1 car garage Fireplace(s)	Outdoor pool Hardwood flooring Outdoor kitchen	Terrace / Outdoor space New construction Pool	Garden Courtyard Security system
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Controlled access  
Built  
Al fresco dining area

Gated  
Heated Pool  
Wine cooler

Sea view  
Grill/Barbecue  
Bath tub

Furnished  
Walk-in shower  
Rain shower

## PROPERTY DESCRIPTION

This luxury villa is located near the beautiful city of Zadar, and only 50 meters from the sea and lovely beaches.

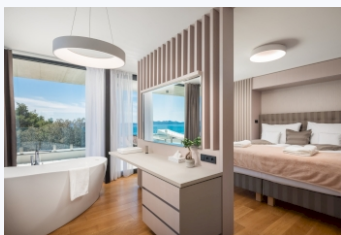
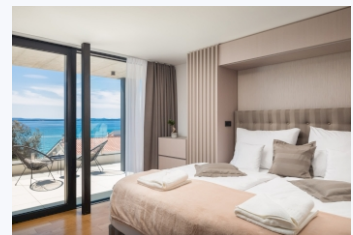
The villa consists of three floors, where the first floor consists of a large living room with dining area and spacious kitchen, toilet and garage with utility room. The second floor consists of three separate bedrooms (two rooms are overlooking the sea, one room has a balcony) with wardrobes, two bathrooms, laundry room with dryer and washing machine. The third floor consists of a VIP apartment with private bathroom with shower and bath, bedroom with sea view, kitchen and separate toilet. The VIP apartment has a spacious terrace with panoramic sea view.

Outside area boasts covered outdoor terrace and one main terrace covered with an aluminum bioclimatic pergola with remote control screens, an outdoor shower, a heated ceramic self-cleaning swimming pool and three outdoor parking spaces.

During construction only high quality materials and equipment were used, such as Italian ceramics, Croatian solid oak, fireplace from the well-known France manufacturer, exotic wood elements from Thailand, German lightning and sanitary ware, Daikin air conditioning, custom made furniture, tailor made curtains and drapes.

The villa also has high quality solar panels with automatic protection against overheating.

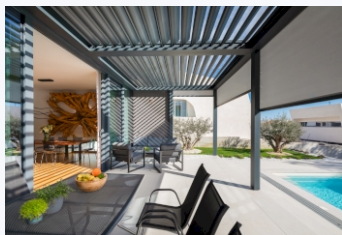
The total built area is 392 sqm, from which interior 240 sqm, (un)covered terraces 107 sqm, garage 20 sqm and swimming pool 25 sqm.



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