



## House Four-bedroom (5+kk)

€ 1 107 300 | CZK 27 760 000

179 m<sup>2</sup>, Zadar, Northern Dalmatia





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Usable area	179 m <sup>2</sup>
Plot	493 m <sup>2</sup>
Foot print	230 m <sup>2</sup>
Floor area	123 m <sup>2</sup>
Terrace	56 m <sup>2</sup>
Parking	Yes
Cellar	-
PENB	G
Reference number	43379

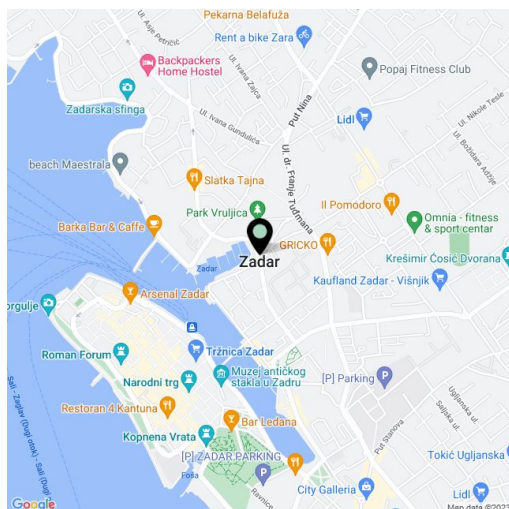
This modern, spacious villa from 2020 with a designer interior, terrace, and swimming pool stands 100 meters from the shore on the captivating Zadar Riviera, about a 20-minute drive from breathtaking nature parks.

The ground floor consists of a living room with an open plan kitchen, a dining area, and access to a **terrace** with a **pool**, 1 bedroom with an en-suite bathroom, a separate toilet, a closet, and a foyer. Upstairs are 3 bedrooms with private bathrooms and 2 rooms with access to the **loggia**. A staircase leads to the top level, where there is a **roof terrace with a Jacuzzi**, a pergola, sun loungers, an outdoor shower, and **breathtaking views of the turquoise sea**.

The villa was built according to energy-efficient standards out of high-quality materials. There are **Italian Florim tiles**, sanitary ware by premium brands, and **windows with insect nets** and motorized blinds. The kitchen is fully equipped. The bathrooms boast **underfloor heating**; the pool is **heated**. The land is fenced to ensure perfect privacy and security, and the lawn is maintained by **automatic irrigation**.

The house is conveniently located only a **15-minute drive from the city of Zadar** and 20 km from the airport. There are several beautiful national parks within a short driving distance such as **Kornati, Paklenica, and Krka**.

Usable area 179 m<sup>2</sup>, plot 493 m<sup>2</sup>.

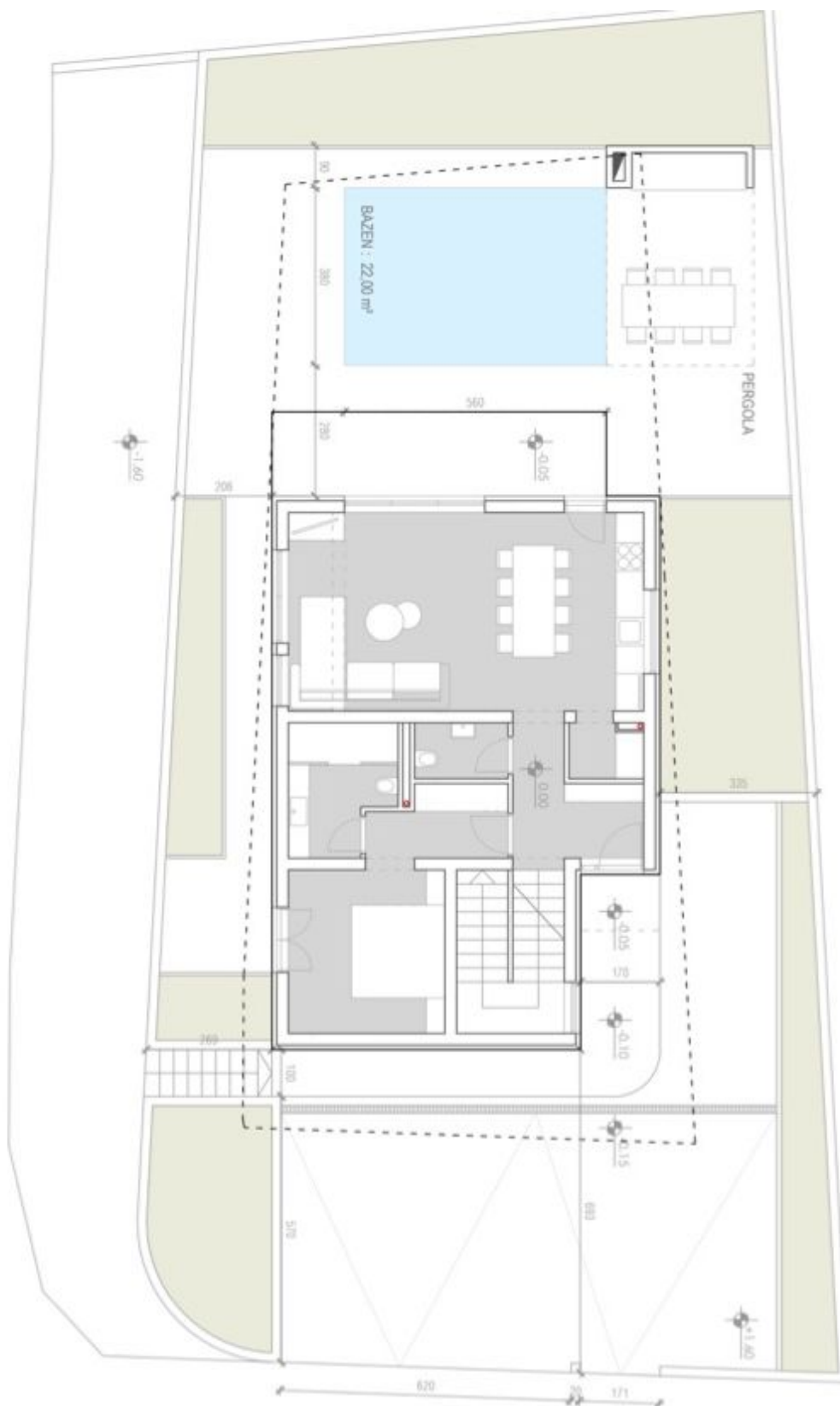




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1. ULAZNI PROSTOR - 6,45 m<sup>2</sup>
2. STUBIŠTE - 8,05 m<sup>2</sup>
3. KUHNJA, BLAGOVACNICA, DNEVNI BORAVAK - 32,30 m<sup>2</sup>
4. OSTAVA - 1,95 m<sup>2</sup>
5. WC - 2,40 m<sup>2</sup>
6. SPRAVAČA SOBA - 16,20 m<sup>2</sup>
7. KUPAONICA - 5,95 m<sup>2</sup>

UKUPNO NETO : 73,30 m<sup>2</sup>  
UKUPNO BRUTO ZATVORENO : 91,10 m<sup>2</sup>  
UKUPNO BRUTO : 91,10 m<sup>2</sup>

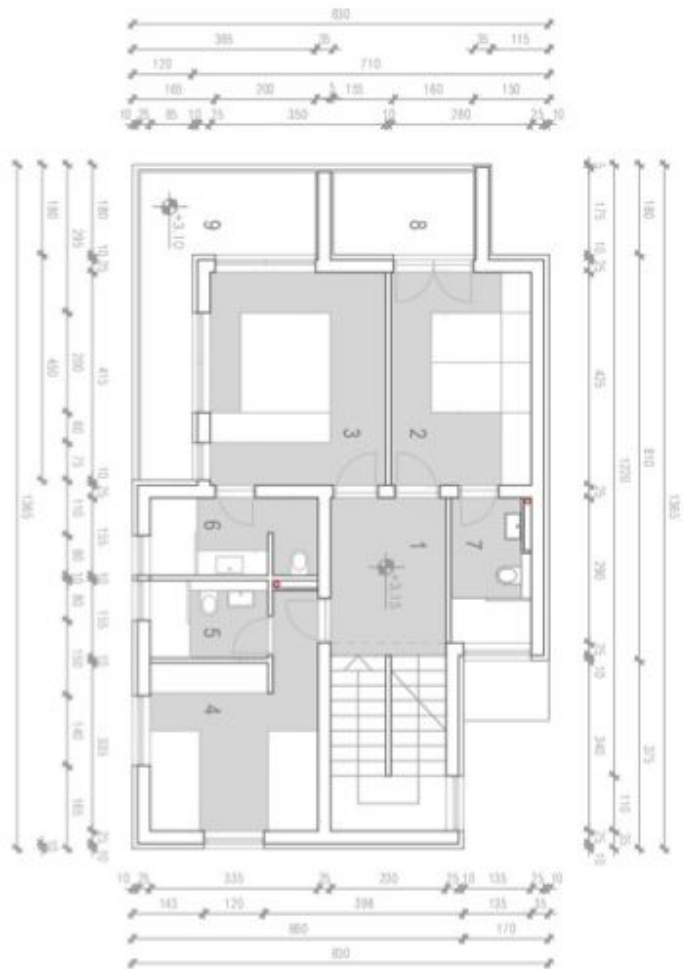
TLOCRT PRIZEMLJA



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TLOCRT KATA

1. STUBIŠTE, HODNIK - 15,30 m<sup>2</sup>
2. SPAVAIČA SOBA - 11,90 m<sup>2</sup>
3. SPAVAIČA SOBA - 14,85 m<sup>2</sup>
4. SPAVAIČA SOBA - 12,50 m<sup>2</sup>
5. KUPAONICA - 3,65 m<sup>2</sup>
6. KUPAONICA - 5,10 m<sup>2</sup>
7. LODA - 5,05 x 0,75 - 3,80 m<sup>2</sup>
8. LODA - 12,00 x 0,75 - 9,00 m<sup>2</sup>
9. LODA - 12,00 x 0,75 - 9,00 m<sup>2</sup>

UKUPNO NETO : 84,75 m<sup>2</sup>  
UKUPNO BRUTO ZATVORENO : 87,80 m<sup>2</sup>  
UKUPNO BRUTO : 104,85 m<sup>2</sup>

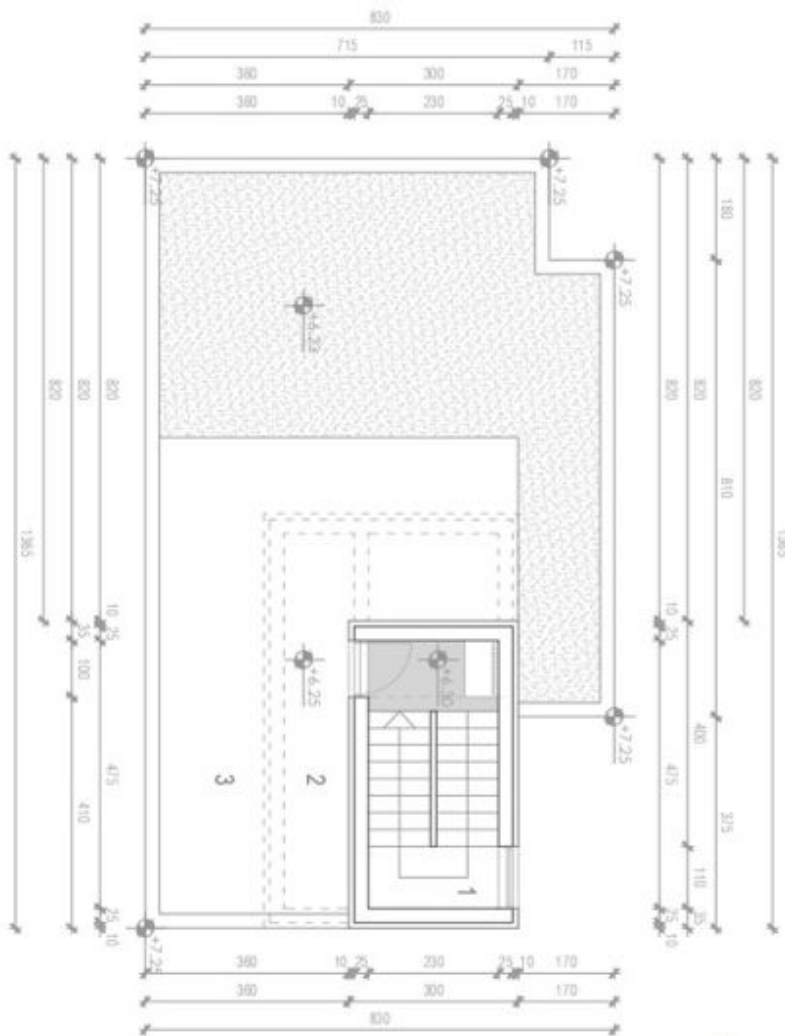


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1. STUBIŠTE - 10,90 m<sup>2</sup>
  2. NATKRIVENA TERASA - 16,70 x 0,50 - 8,35 m<sup>2</sup>
  3. NENATKRIVENA TERASA - 21,70 x 0,25 - 5,42 m<sup>2</sup>
- UKUPNO NETO : 49,30 m<sup>2</sup>  
 UKUPNO BRUTO ZATVORENO : 16,35 m<sup>2</sup>  
 UKUPNO BRUTO : 54,40 m<sup>2</sup>



TLOCRT KROVNE TERASE