



🏠 357 m<sup>2</sup> 📄 Zadar, Croatia 💰 2 950 000 EUR / 74 163 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N6873</b>	Price	<b>2 950 000 EUR / 74 163 000 CZK</b>
Address	<b>Zadar, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>357 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>1 341 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Device	<b>Yes</b>
Parking	<b>Yes</b>	Terrace	<b>Yes</b>

## About real estate

We offer for sale a designer villa in the first row to the sea in the seaside resort of Rtina, Croatia. It is located on a small peninsula in front of the island of Pag, 19 km northeast of Zadar.

The villa is built to a very high standard using the latest technology and quality materials such as aluminium windows, automatic curtains, Versace Home tiles, Bang & Olufsen sound system and more. Of course there is air conditioning, underfloor heating and heat pump.

The property is divided into two separate parts, one part is for guests and the other, the main part, for the owner of the villa. In the latter there is on the ground floor a spacious hallway, toilet, utility room with laundry, dining room with kitchen and a spacious living room with relaxation area with beautiful sea views. On the first floor there are four bedrooms, two of which have en-suite bathrooms, the other two bedrooms share a third bathroom. All bedrooms offer magical views of the surrounding countryside. There is also a separate area for garden furniture and pool accessories. The building has a garage for one car.

There is a swimming pool in the beautifully landscaped garden and from there, steps lead directly to the beach with a small marina with a private boat mooring.

Rtina is a quiet resort with an ideal location close to Paklenica National Park and cultural centres. From Rtina to Zadar can be reached in just 25 minutes. The conditions are very good for sports such as windsurfing or kitesurfing. There are also several cycle paths leading either to the interior of the area or to the nearby islands of Pag and Vir, which are connected to the mainland of Croatia by a bridge.