



317 m<sup>2</sup> Zadar, Croatia 1 700 000 EUR / 42 704 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N6274</b>	Price	<b>1 700 000 EUR / 42 704 000 CZK</b>
Address	<b>Zadar, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>317 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>457 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Device	<b>Yes</b>
Parking	<b>1</b>	Terrace	<b>Yes</b>
Swimming pool	<b>Yes</b>	Lift	<b>No</b>

## About real estate

We offer a designer villa with swimming pool and wellness, located in a quiet part of the city of Zadar - Kozino, within walking distance from the picturesque beach near Zadar. This is a new building designed in collaboration with an interior architect using quality materials to a very high standard. The villa is in the fourth row from the sea, in an unobstructed street that leads directly to the beach.

The layout of the ground floor offers a hallway, living room with kitchen and dining room, bedroom with bathroom that can be used as a guest room for example, as well as a guest toilet and a pantry. From this floor you can enter the spacious terrace with outdoor seating, including an outdoor kitchen with barbecue and fireplace. Next to the terrace there is a heated swimming pool with a 22 sqm waterfall with a shading sail. From the terrace there is further access to the garden, which offers full privacy thanks to the mature trees.

The first floor has three bedrooms, each with en-suite bathroom, and each room has access to a second south-facing terrace with beautiful sea views.

In the semi-basement there is a laundry room, machine room, billiard room, lounge with kitchen, Finnish sauna, Turkish sauna, bathroom and hall with bath.

A very high standard of materials and technology has been used throughout the villa, all rooms have underfloor heating with heat pumps, ceiling heating and cooling, fireplace (chimney), floor valve connection on all glass walls. The house has an inverter heat pump and photovoltaic 9 kW. There is also a central vacuum cleaner, video surveillance with alarm, water filter, chlorine filter, hot water tank for 500 liters. Parking is possible in the courtyard of the house, where there is a carport for one car.

Kozino is a very pleasant and quiet residential location, which is not touristic and at the same time is within walking distance along the sea accessible to the city of Zadar. At the same time, it offers basic amenities a few minutes walk from the house - groceries, restaurant. It offers so clean and natural beaches.

The energy performance class G is listed only temporarily due to compliance with legal requirements, the certificate is commissioned for development.