

## Predivna luksuzna vila pokraj mora, Posedarje, House



### Seller Info

Name: Dogma Nekretnine  
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Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	Predivna luksuzna vila pokraj mora
Property for:	Sale
House type:	detached
Property area:	693 m <sup>2</sup>
Lot Size:	1060 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	8
Bathrooms:	9
Price:	1.00 €
Updated:	Apr 15, 2024

### Condition

Newbuild:	yes
Built:	2020

### Location

Country:	Croatia
State/Region/Province:	Zadarska županija
City:	Posedarje
City area:	Vinjerac
ZIP code:	23242

### Additional information

Energy efficiency:	A
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### Parking

Garage:	yes
Number of parking spaces:	5

### Description

Description:	This beautiful premium luxury villa from which you will enjoy a stunning view of the Adriatic Sea and National Park Paklenica, will provide you with everything for a perfect vacation or it can be your primary/secondary home. The villa stands out from its surroundings with contemporary architecture, pristine combined white and stone walls, and a magnificent outdoor pool. Villa is located on the edge of small
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fisherman village, only 35 km away from the old ancient city of Zadar, which is the center of an attractive tourist and historically rich destination in North Dalmatia. The harmony of mountain and sea climate, vicinity of four national parks, great gastro offer and friendliness of locals will make your living here truly unforgettable. The panorama will leave you speechless. The view of the old town, the sea and the Velebit - Paklenica National Park is truly unique and absolutely beautiful. More and more people visit, come back and stay in this picturesque village. It was created for a high quality and peaceful holiday/living place in a Mediterranean environment without the hustle and bustle, while the city and the Zadar airport is half an hour's drive away. Construction of the building Reinforced concrete construction Exterior doors/sliding doors/windows Manufacturer Internorm Austria, Aluminium/PVC, excellent heat/sound insulation (triple glazing ...) Energy certificate A+ Heating / cooling Heat Pump Daikin, heating/cooling in the villa with convectors. The bathrooms have underfloor heating and the possibility of additional heating with built-in electric radiators. Bedrooms 6 bedrooms with en suite bathrooms Additional bathrooms 3 additional bathrooms (1st, 2nd floor and at the pool) Additional showers 2 (sauna, at the pool) Kitchen 2 (1st and 2nd floor), fully equipped with modern appliances, dishes, small kitchen utensils, etc. Outside kitchen 2 (1st floor at the pool and 2nd floor on the terrace) Dining room 2 (1st and 2nd floor) Outside dining room 2 (1st floor at the pool and 2nd floor on the terrace) Living room 2 (1st and 2nd floor) Pool 48 m<sup>2</sup> (6 x 8 m), the pool is heated/cooled, built-in water massage and counter-current swimming system. The pool has its own machine room and is fully automated for disinfection/cleaning. Sauna Sauna with double function – infra/Finnish sauna for 8 people Fireplace 1st floor Parking Garage for 2 cars (Possibility of charging electric cars) + 3 additional parking spaces inside the fenced yard Laundry room Laundry room on the ground floor (Miele washing machine and Miele dryer), additional Miele washer-dryer on the 2nd floor. Other details / equipment 8 x TV Philips LCD/OLED with Ambilight, satellite TV (all TVs are connected to the Internet), Smart table, printer, camera for meetings, access to wireless internet with appropriate amplifiers provided in all parts of the villa, security cameras, 3 x SUP, table tennis, ... Surroundings/vegetation The surrounding of the villa is adapted to the typical Dalmatian environment with a fence made of hand-hewn natural stone and lush Mediterranean vegetation with citrus and olive trees. The automated watering system allows easy maintenance of the vegetation. Location & distances Croatia is a central European and Mediterranean country with excellent transport connections (highway network, airports). The climate is Mediterranean along the Adriatic coast, meaning warm dry summers and mild winters, with 2,600 hours of sunlight on average yearly – it is one of the sunniest coastlines in Europe! Croatia's entry into the EURO zone on 01.01.2023 and soon also into the Schengen border regime will contribute to an even greater interest in living/investing in Croatia. NEAR THE VILLA sea, rocky beach = 250 m town pebble beach, shop, ATM, restaurant ... = 600 m Highway Zagreb – Split, shopping center, doctor, pharmacy, post office, bank ... = 10 km National Park Paklenica, National Park Krka, National Park Kornati, National Park Plitvice = 20 – 100 km Split 150 km, Zagreb

260 km, Dubrovnik 350 km AIRPORTS Airports in Croatia Zadar 30 km, Split 150 km, Zagreb 250 km Other airports Trieste Italy 380 km, Graz Austria 420 km COUNTRIES/CITIES AUSTRIA Graz 430 km, Salzburg 610 km, Wien 620 km, Linz 650 km GERMANY Munich 730 km, Stuttgart 960 km, Frankfurt 1140 km, Berlin 1300 km CZECH REPUBLIC Brno 750 km, Prague 890 km POLAND Krakow 1020 km, Wroclaw 1090 km, Warszawa 1290 km SWITZERLAND Zurich 990 km, Bern 1020, Geneva 1140 km, SLOVAKIA Bratislava 640 km, Košice 890 km, ITALY Trieste 340 km, Venice 500 km, Milano 750 km, Rome 1010 km ID CODE: DA896

## Additional contact info

Reference Number: 455953  
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