

## ZADAR, LJUBAČ - Luksuzna vila 2. red do mora, Ražanac, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: info@dux-nekretnine.hr  
First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
Mobile: 385 91 480 8808  
Phone: 385 51 518 174  
About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then because we like to stay in touch

even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	ZADAR, LJUBAČ - Luksuzna vila 2. red do mora
Property for:	Sale
House type:	detached
Property area:	330 m <sup>2</sup>
Lot Size:	560 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	6
Bathrooms:	4
Price:	2,750,000.00 €
Updated:	Jun 24, 2024

### Condition

Newbuild:	yes
Built:	2022

### Location

Country:	Croatia
State/Region/Province:	Zadarska županija
City:	Ražanac
City area:	Ljubač
ZIP code:	23248

### Permits

Building permit:	yes
Ownership certificate:	yes



### Additional information

Energy efficiency:	A+
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### Parking

Number of parking spaces:	3
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### Description

**Description:**

ZADAR, LJUBAČ - Luxury villa 2nd row to the sea Beautiful luxury villa for sale in Ljubač near Zadar. The villa, located 2nd row to the sea, has a total living area of 330 m<sup>2</sup>, and was built on a plot of 560 m<sup>2</sup>. It consists of a ground floor, a first floor and a roof terrace. On the ground floor of the villa there is a spacious living room, kitchen and dining room, laundry room, additional toilet and gym. The living room leads to a spacious terrace with a heated pool and garden. On the first floor of the villa there are three luxuriously furnished bedrooms with ensuite bathrooms. On the second floor there is a wellness area with a Finnish sauna and a bathroom, and on the roof terrace there is a jacuzzi and a summer kitchen. From the roof terrace, where there is a 300-year-old decorative olive tree, there is a beautiful view of the sea and the sunset. High-quality aluminum carpentry materials, floor coverings made of natural Portuguese and French stone, and first-class sanitary ware from the brands Steinberg, Axor and Geberit were used in the construction. Thermal insulation on the facade is 10 cm Styrofoam decorated with Travertine stone. The villa is fully air-conditioned, and there is underfloor heating in all rooms. In the completely fenced yard of the villa there is a beautiful garden and a private parking lot. The villa is located in an extremely attractive location in front of a sandy beach and a beach for dogs, and is surrounded by untouched nature. There are many other interesting places in the area, such as the historic town of Nin, 10 km away. In Nin, there is one of the longest sandy beaches in Croatia, Kraljičina beach, and next to it is a locality with healing mud. The urban center and tourist center of Northern Dalmatia, the city of Zadar is 15 km away, and the nearest airport is 22 km from Radovin. Dear clients, the agency commission is charged in accordance with the General Business Conditions [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 21401

**Additional contact info**

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