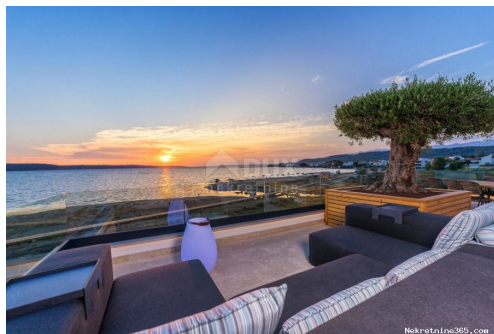


ZADAR, LJUBAČ - Luksuzna vila 1. red do mora, Ražanac, House



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 1. red do mora
Property for:	Sale
House type:	detached
Property area:	316 m ²
Lot Size:	586 m ²
Number of Floors:	2
Bedrooms:	5
Bathrooms:	4
Price:	3,250,000.00 €
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 1st row to the sea Beautiful luxury villa for sale in Ljubač near Zadar. The villa, located 1st row from the sea, has a total living area of 316 m², and was built on a plot of 586 m². It consists of a ground floor, a first floor and a roof terrace. Located on a gentle slope, this villa is characterized by an unusual architectural position, so the main entrance to the villa leads to a roof terrace with a jacuzzi and a wellness room with a sauna and a gym. There is also a summer kitchen on the roof terrace with a beautiful view of the sea and the sunset. On the lower floor there are three luxuriously decorated bedrooms with ensuite bathrooms, and on the ground floor of the villa there is a spacious living room, kitchen, dining room, laundry room and additional toilet. On the terrace there is a large heated swimming pool and a lounge area. 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 ID CODE: 21400

Additional contact info

Reference Number: 486511
Agency ref id: 21400