

## DALMACIJA, ZADAR - Dvije neponovljive vile, Zadar, House



### Seller Info

Name: Agencija Dux nekretnine  
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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  
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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:	DALMACIJA, ZADAR - Dvije neponovljive vile
Property for:	Sale
House type:	detached
Property area:	982 m <sup>2</sup>
Lot Size:	9470 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	12
Bathrooms:	4
Price:	4,500,000.00 €
Updated:	Jun 30, 2024

### Condition

Newbuild:	yes
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### Location

Country:	Croatia
State/Region/Province:	Zadarska županija
City:	Zadar
City area:	Crno
ZIP code:	23000

### Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes



### Additional information

Energy efficiency:	A+
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### Parking

Number of parking spaces:	7
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### Description

Description:	DALMACIJA, ZADAR - Two unique villas We are selling beautiful villas located
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just 3 kilometers from the center of Zadar, in the immediate vicinity of Zadar airport and only 5 kilometers away from the beautiful Kolovare beach. These villas exude Mediterranean tranquility, they are located on an area of 9,470 m<sup>2</sup> in a relaxing environment of olive groves that allows you to fully embrace the beauty of undulating Tuscan nature. With a beautiful view of the sea and untouched nature, these villas have two swimming pools of 39 and 30 m<sup>2</sup>, hydromassage jets, a sundeck, a sauna, and two outdoor gas grills. The luxurious interior consists of three floors: Basement with a total area of 171.75 m<sup>2</sup> Ground floor with two apartments, total area 355.68 m<sup>2</sup> First floor with two apartments, total area 124.70 m<sup>2</sup> Each apartment has its own kitchen, dining room, living room, and numerous bedrooms and bathrooms, which enables the accommodation of a larger group of guests who can have their privacy in almost every part of the villa where they are or you can simply enjoy the privacy of your family and your closest friends. In addition to the beautiful nature that surrounds these villas, there are over 200 olive trees on offer that will surely win you over with their Mediterranean charm. On the property itself, near the olive grove, hidden from view, there is also an auxiliary house of about 70 m<sup>2</sup>. The house consists of a large living room with a kitchen, a large bedroom, a bathroom, and a storage room. In front of the house is a large terrace that offers a dining area and a grill area. The entire property is serviced from this house; as care is taken to accommodate guests, so care is also taken to the maintenance of the garden. With these villas, you will experience real hedonism and enjoy an unforgettable vacation in beautiful Zadar Tuscany, and a walk in the olive grove and the story of the three pine trees will complete the whole impression of this rarely seen estate. Contact us for more information and book your viewing appointment. In any case, if you are ready to enjoy, this is the ideal opportunity for you! Dear clients, the agency commission is charged in accordance with the General Terms and Conditions:  
<http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja> ID CODE: 23276

### Additional contact info

Reference Number: 514807  
Agency ref id: 23276