

## Vila u izgradnji u Sukošanu-Debeljak 298m2, Sukošan, House



### Seller Info

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About us: Tvrtka REAL nekretnine d.o.o.,  
ovlaštena agencija za  
posredovanje u prometu  
nekretninama sa sjedištem u  
Rijeci, Verdieva 5, novost na  
tržištu, ali s timom provjerenih  
agenata posrednika, nastojat će  
prvenstveno zadovoljiti Vaše  
interese.

Do realizacije i ostvarenja  
željenog, dovest ćemo Vas bez  
stresa, nervoze, uz maksimalnu  
sigurnost, a ukoliko nam  
ukažete povjerenje radi kupnje  
ili prodaje, eventualno najma te  
zakupa, potrudit ćemo se  
zaslužiti Vašu preporuku kao  
najbolju reklamu.

Rad, predanost, upornost,  
profesionalnost i poznavanje  
tržišta, argumenti su kojima

raspoložemo.

Danas je vrijeme novac,  
nastojat ćemo ga uštedjeti za  
Vas.

Plaćanje posredničke naknade-  
sa smiješkom na licu. Sve  
naprijed navedeno uz  
kvalificiranu pravnu pomoć i  
savjete.

Dobar odabir! Kroz naše web  
stranice nastojimo se približiti  
svim klijentima korisnicima  
naših usluga, i onima koji će to  
tek postati.

Zadovoljan klijent je naša  
obveza.

Reg No.: 1221

## Listing details

### Common

Title:	Vila u izgradnji u Sukošanu-Debeljak 298m2
Property for:	Sale
House type:	detached
Property area:	298 m <sup>2</sup>
Lot Size:	776 m <sup>2</sup>
Bedrooms:	8
Bathrooms:	3
Price:	1.00 €
Updated:	Jun 28, 2024

### Condition

Newbuild:	yes
Built:	2024

### Location

Country:	Croatia
State/Region/Province:	Zadarska županija
City:	Sukošan
City area:	Debeljak
ZIP code:	23206

## Permits

Building permit: yes  
Ownership certificate: yes



## Additional information

Energy efficiency: A+

## Parking

Number of parking spaces: 2

## Description

Description: Zadar, Debeljak (Sukošan municipality), a beautiful villa with a sea view Easy access from the highway and easy connection to this exceptional location in Debeljak, where a beautiful luxury villa in the Mediterranean style with a view of the sea and the surrounding nature is for sale. The villa has a net usable area of 265 m<sup>2</sup>, and is being built on a plot of land of 776 m<sup>2</sup>. It consists of two spacious floors, the ground floor and the first floor, and an additional room next to the pool that is intended as a basement storage room. The first floor consists of a living room, a dining room and an open concept kitchen with an indoor fireplace in the central part. From the very entrance to the main rooms, there is a view through the Mediterranean greenery all the way to the sea. The kitchen, as the central room of the villa, has a timeless design, top quality materials, spacious and above all functional with a kitchen island and a hidden pantry. covered terraces with an outdoor kitchen are connected to an overflow pool of 32 m<sup>2</sup>. An integral part of the first floor is one bedroom, a bathroom, a dressing room and a relaxation room with a sauna. The room with the sauna has an exit to a separate/intimate outdoor space from which you can easily access the front part of the villa. There is also a laundry room/technical room on the first floor. The second floor consists of two bedrooms with separate wardrobes, bathrooms and terraces. There is a beautiful view from both terraces. There is also a small utility room / office on the upper floor. In the construction of the villa, top quality materials are used and high construction standards are applied. The villa will be equipped with underfloor heating in the bathrooms, air conditioning in all rooms, aluminum windows with triple glazing. All the openings will be lined with stone / šembrane, in order to bring the Mediterranean style and the old Dalmatian construction closer together. Special attention will be paid to horticultural arrangement. There will be an additional sunbathing area in front of the overflow pool, and a fenced garden for herbs and vegetables is planned. The planned completion of construction is 04/2024. The villa is being sold completely decorated and furnished with the possibility of agreeing with the buyer on some details by the end of the year or in

the current construction phase, all by agreement.. Parking is provided for 2 vehicles. Debeljak is an integral part of Sukošan municipality. Sukošan is a small town located in the spacious Zlatna luka bay, along the Adriatic highway 8 km southeast of Zadar. The economic basis is tourism, agriculture, viticulture, olive growing and fruit growing. The town itself has about 3,000 inhabitants. Sukošan has a kindergarten, an elementary school with a newly equipped sports hall, general and dental clinics, and everything else that makes it a pleasant place to live all year round, and many have recognized it as an ideal place for vacation. Additional information - distances from important locations: Sea: 3.5 km / Sukošan: 3.5 km / Zadar 12 km / Airport 5 km Shopping: 700 m / restaurant: 3.5 km / pharmacy 3.5 km ID CODE: D-0766

### Additional contact info

Reference Number: 554236  
Agency ref id: D-0766