

## ZADAR, DEBELJAK - Dvojna vila s bazenom i pogledom na more, Sukošan, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: [info@dux-nekretnine.hr](mailto: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, DEBELJAK - Dvojna vila s bazenom i pogledom na more
Property for:	Sale
House type:	semi-detached
Property area:	466 m <sup>2</sup>
Lot Size:	883 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	10
Bathrooms:	6
Price:	1,200,000.00 €
Updated:	Jul 15, 2024

### Condition

Newbuild:	yes
Built:	2023

### 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:	In preparation
--------------------	----------------

### Parking

Number of parking spaces:	4
---------------------------	---

## Description

### Description:

ZADAR, DEBELJAK - Semi-detached villa with pool and sea view In an exceptional location in Debeljak near Zadar, a luxurious semi-detached villa with a fantastic sea view is for sale. The villa with a total area of 466 m<sup>2</sup> was built on a plot of 883 m<sup>2</sup>. On the ground floor of each villa (233 m<sup>2</sup>) there is a kitchen with a dining room and a living room (50 m<sup>2</sup>) from which there is access to a covered terrace in front of which there is a heated counter-current pool of 32 m<sup>2</sup>. On the ground floor there is another bedroom with a walk-in closet and a bathroom, and in the hallway there is an additional toilet and laundry room. Upstairs there are three bedrooms, one of which has its own bathroom and walk-in closet, while the other two share a bathroom. On the first floor there is also a spacious terrace with an impressive and unobstructed view of the sea. On the roof of the villa, there remains the possibility of decorating the roof terrace according to the wishes of the customers (installation of barbecue, jacuzzi, summer kitchen...). The house is built of high quality, from the construction itself, which is reinforced - concrete, while the internal partitions are made of brick or double Knauf. The villa will be equipped with a heating and cooling system in every room, while the bathrooms will have underfloor heating with first-class Italian ceramics. The ceilings will be modernly decorated with LED lighting. High-quality joinery comes with mosquito nets and electric blinds. Private parking with a total of eight parking spaces is available in the courtyard of the villa. The particularity of the villa stands out in the fact that it has been overlooked a ground water tank for rainwater, which offers the possibility of filling the pool and watering the environment, as well as the possibility of using drinking water in addition to filters. The villa is located in a favorable position that guarantees an unobstructed view of the sea. Zadar is 16 km away by highway, and Zadar airport is 8 km away. The nearest beach is Dječji raj in Sukošan, only 5 km away, where there is also a marina and restaurants. 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: 28390

## Additional contact info

Reference Number: 574663

Agency ref id: 28390