

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



### Seller Info

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First Name: Agencija  
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Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
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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:	ZADAR, DEBELJAK - Luksuzna moderna vila s bazenom i pogledom na more
Property for:	Sale
House type:	detached
Property area:	225 m <sup>2</sup>
Lot Size:	500 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	5
Bathrooms:	4
Price:	1,150,000.00 €
Updated:	Oct 20, 2024

### Condition

Newbuild:	yes
Built:	2021

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes



### Parking

Number of parking spaces:	3
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### Description

Description:	ZADAR, DEBELJAK - Luxury modern villa with pool and sea view Luxury villa for sale in Debeljak near Zadar in Northern Dalmatia. This newly built facility
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stands out due to its isolated position, the view of the sea in the distance, and the specific contemporary architectural style of construction. The villa was built on a plot of 500 m<sup>2</sup>, and the total living area is 200 m<sup>2</sup> distributed on the ground floor and on the upper floor of the villa. On the ground floor there is a spacious living room, dining room and a modern kitchen. On the ground floor there is also one bedroom with a bathroom and an additional toilet. On the first floor of the villa there are three bedrooms and three bathrooms. Every room on the first floor leads to the upper terrace of the villa, where there is a jacuzzi and from where there is a beautiful view of the Adriatic Sea, and in the evening, of the enchanting sunset. All rooms are air-conditioned, and the villa has WIFI internet, cable and satellite television. The living room leads to the spacious courtyard of the villa, where there is a pool of 32 m<sup>2</sup> and a depth of 1.5 m. In the courtyard there is also an outdoor kitchen with a stove, grill and outdoor table. The yard is completely surrounded by a hedge, and 4 parking spaces are available in it. The villa is located in a privileged position in the heart of Dalmatia, but away from the noise of the city. The urban center of Zadar is 7 km from Debeljak, and the nearest airport Zemunik is 8 km away. The nearest beach is located in the beautiful coastal town of Sukošan, where there is also a marina. There are also many other picturesque coastal towns in the area, such as Bibinje, Biograd na Moru and Pakoštan. There are also several National Parks and Nature Parks in the vicinity, such as Vrana Lake, the largest natural lake in Croatia, which stands out for its rich flora and fauna. In the town of Vrana you will also find the monumental building Maškovića Han from the 17th century, known as the westernmost building of Turkish architecture in Europe. 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: 15232

### Additional contact info

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