

## JAMES BOND VILA, Ražanac, House



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: F.LA GUARDIA 6  
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	JAMES BOND VILA
Property for:	Sale
House type:	detached
Property area:	357 m <sup>2</sup>
Lot Size:	1105 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	3
Price:	2,950,000.00 €
Updated:	Jun 06, 2024

### Condition

Newbuild:	yes
Built:	2022.

### Location

Country:	Croatia
State/Region/Province:	Zadarska županija
City:	Ražanac
City area:	Rtina
ZIP code:	23248

### Permits

Ownership certificate:	yes
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### Additional information

Energy efficiency:	In preparation
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### Parking

Garage:	yes
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### Description

Description:	A villa that's hard to conjure up in words! As soon as you step foot through the
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main door, the space in front of you grandiosely opens up into a playful and impressive interior of Versace wallpaper, glass walls that illuminate the space on all sides, tiles that dominate the lobby and you're under the impression that you are in a residence that has an aura of high society and Bond charm. The villa is in the 1st row to the sea and designed so that 180 degrees around you azure blue opens up indefinitely. The fence surrounding the property has Brač stone all over it, and the staircase leads directly from the terrace of the villa to the beach, where you have your own boat mooring. The ground floor consists of a living room with access to two terraces, one of which has a heated swimming pool, and everything around it is a space for socializing, outdoor seating or sunbathing. Furthermore, there is a unique custom-made kitchen with a spacious dining room and guest toilet. On the top floor, there are a total of 4 bedrooms with access to the outdoor area and 3 bathrooms. The villa has 357 m<sup>2</sup>, and the plot on which it is located has 1341 m<sup>2</sup>. Behind the villa there is an auxiliary facility designed as a garage and a guest area, and can be adapted to both the wellness and sauna as well as the guest or service apartment. While designing the villa, a special care was taken primarily to ensure privacy, so that almost all the outer openings are facing nature, so that you have no contact with your neighbors and that you are poetically looking at the stone or the expanse of the sea, while it seems to you that there is no one there but you. Furniture, as well as everything related to the equipment of the villa is pure luxury, like Zaha Hadid bathroom collection, to name one. Underfloor heating and air conditioning are available for space heating/cooling. The smell of the sea, the wind and the incredible property is waiting for you! □ NEW: Funding for EU citizens □ No. 1 in Croatia for over 23 years Commission: 3% +VAT Contact: Kristina Tomiek 0953613444 Ivana Zanjko Mađarić 0911788818 ivana.madaric@dogma-nekretnine.com ID CODE: DA100062772

## Additional contact info

Reference Number: 614526  
Agency ref id: DA100062772