

## ZADAR, STARIGRAD - Roh bau vila pokraj mora, Starigrad, House



### Seller Info

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First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
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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, STARIGRAD - Roh bau vila pokraj mora
Property for:	Sale
House type:	detached
Property area:	317 m <sup>2</sup>
Lot Size:	1514 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	4
Bathrooms:	2
Price:	1.00 €
Updated:	Oct 21, 2024

### Condition

Newbuild:	yes
Built:	2024

### Location

Country:	Croatia
State/Region/Province:	Zadarska županija
City:	Starigrad
City area:	Starigrad
ZIP code:	23244

### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	In preparation
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### Parking

Garage:	yes
Number of parking spaces:	3

## Description

Description:

ZADAR, STARIGRAD - Roh bau villa by the sea A detached villa for sale in Starigrad near Zadar. The villa with a total living area of 317 m<sup>2</sup> was built on a plot of 1514 m<sup>2</sup> with an unobstructed view of the sea. It consists of ground and first floor. On the ground floor there is an open space room intended for living room, kitchen and dining room, one additional toilet, laundry room and garage. Upstairs there are three bedrooms with attached loggias and two bathrooms. In the spacious courtyard of the villa there is a swimming pool, a garden, a barbecue and a children's playground. Private parking with 3 parking spaces is available in the yard. The building is being sold unfurnished, in the phase of rough works. Aluminum joinery was installed, as well as installations for underfloor heating on the ground floor, electricity and water. According to the project, in addition to floor heating, ceiling air conditioners for heating and cooling will also be installed. The building is 100 m from the sea, and is located in an extremely attractive and isolated location in Starigrad. Paklenica National Park and Northern Velebit Nature Park are located nearby, 2 km away. The beautiful landscape also served as a film location during the filming of the movie Winnetou, and there is also a museum of the same name. The urban center and tourist center of Northern Dalmatia, the city of Zadar is 40 km away. There are also other interesting seaside places in the area, such as the island of Pag, whose impressive geography resembles the surface of the Moon, and the historic town of Nin, where the Queen's Beach, the longest sandy beach in Croatia, is located. 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: 31039

## Additional contact info

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