

## Zadar, Silba- Villa sa posebnim šarmom, Zadar - Okolica, House



### Seller Info

Name: Kaiser Immobilien  
First Name: Kaiser  
Last Name: Immobilien  
Company Name: Kaiser Immobilien d.o.o.  
Service Type: Selling and renting  
Website: <https://kaiser-immobilien.hr/>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Opatija  
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About us: The professional team of experts for exclusive real estate of the agency KAISER IMMOBILIEN becomes a partner for clients in a pleasant, undisturbed, discreet and intimate atmosphere. We strive to meet the highest standards and with great commitment we find the perfect property for you. With our expertise, dedication, our instinct and knowledge of the regional market, you can build your dream property in the locations of Kvarner, Istria, Dalmatia and the whole of Croatia. We advise you from the first appointment to the conclusion of the contract and beyond. Each client is approached individually with maximum trust.

The founders of the agency are Silvija Panuccio and Dean Luić.

Leave it to our team of experts who know every challenge on

the way to the best real estate.

Our focus is quality, safety and finding the perfect property for the money invested.

Reg No.: 133/2024

## Listing details

### Common

Title:	Zadar, Silba- Villa sa posebnim šarmom
Property for:	Sale
House type:	detached
Property area:	255 m <sup>2</sup>
Lot Size:	1899 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	4
Bathrooms:	2
Price:	1,130,000.00 €
Updated:	Oct 04, 2024

### Condition

Built:	1990
Last renovation:	2018

### Location

Country:	Croatia
State/Region/Province:	Zadarska županija
City:	Zadar - Okolica
City area:	Silba
ZIP code:	23000



### Additional information

Energy efficiency:	In preparation
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### Parking

Number of parking spaces:	4
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### Description

Description:	On the idyllic island of Silba (the second most forested Croatian island) without cars, surrounded by olive, fig, citrus and pomegranate trees, palm trees and bougainvillea, there is a hazienda with an elegant villa in the Moorish, Dalmatian style on a hill with a beautiful view of the island's largest sandy bay and Velebit .
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Here you can find a hideaway that you will never forget and where your privacy is key. The summer house with its countless terraces and shelters, approx. 100 m away from the sandy and most beautiful bay on the island, it is perfect for peace seekers and sun lovers. The house - which consists of a villa (object A) and a built basement for the already approved future second villa (object B) - is an architectural masterpiece. Object A has 135 m<sup>2</sup> and consists of a ground floor and a first floor. The ground floor consists of an apartment of 70 m<sup>2</sup> (pure living space) with kitchen/living room, bathroom, two bedrooms, 30 m<sup>2</sup> covered terrace, 120 m<sup>2</sup> terrace, 35 m<sup>2</sup> terrace with sea view. The first floor consists of a tower apartment of 30 m<sup>2</sup> (pure living space) with kitchen/living room, bathroom, balcony with sea view, bedroom (third floor), separate entrance, terrace of 40 m<sup>2</sup> with sea view incl. outdoor kitchen and garden shower. The villa also has an auxiliary building of 17 m<sup>2</sup>. The villa has an additional 120 m<sup>2</sup> of built basement that has its own electricity connection. The basement is also a preparation for the construction of building B. The approved construction plan for building B is approx. 220 m<sup>2</sup> (on the existing built basement that is completely integrated into the garden landscape). The future owners of this beautiful Villa will enjoy a unique property surrounded by Mediterranean plants in the immediate vicinity of the beach. In this Villa you will be able to relax in complete privacy in complete peace from everyday hustle and bustle. ID CODE: 111-120

### Additional contact info

Reference Number: 647780  
Agency ref id: 111-120