

Zadar, Privlaka Vila - Luksuz uz more, Privlaka, 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
ZIP code: 51410
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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 Silviya 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, Privlaka Vila - Luksuz uz more
Property for:	Sale
House type:	detached
Property area:	165 m ²
Lot Size:	366 m ²
Number of Floors:	1
Bedrooms:	5
Bathrooms:	4
Price:	820,000.00 €
Updated:	Nov 14, 2024

Condition

Newbuild:	yes
Built:	2020

Location

Country:	Croatia
State/Region/Province:	Zadarska županija
City:	Privlaka
City area:	Privlaka
ZIP code:	23233

Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes

Additional information

Energy efficiency:	A
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Parking

Garage:	yes
Number of parking spaces:	3

Description

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Zadar, Privlak Villa Mia - Luxury and comfort by the sea Kaiser Immobilien presents Villa Mia located in an ideal location, only 150 meters from the sea. This impressive property covers a total area of 553 m², while the living space is a spacious 165 m². This beautiful villa constructed on two floors, perfectly designed to provide everything you need to enjoy the Mediterranean lifestyle. On the first floor there is a corridor that leads to a spacious open space living room, kitchen and dining room as part of an open space with a large table for family meals, a panoramic view of the sea and an exit to a covered terrace. On the right side of the terrace is a heated pool of 22 m², which offers refreshment and relaxation throughout the year. For additional luxury and relaxation, there is also a sauna, ideal for lovers of spa comfort, located right next to the pool. On the ground floor there is also a bedroom, a bathroom, a laundry room and a garage with a direct entrance to the house. Stairs from the ground floor lead to the second floor where there are three bedrooms, each with its own bathroom. Such distribution enables maximum privacy for all household members or guests. Two rooms have access to a covered terrace with a beautiful view of the sea, ideal for relaxing at sunset. The entrance to the courtyard of this luxury villa is equipped with an electric patio gate controlled by remote control, providing complete privacy and security. Additional security is provided by a video intercom, which allows you to control entry to your property. On the floor of the courtyard is an elegant Wind Rose, a graphic representation of the direction and blowing of the wind, which adds aesthetic charm and refinement to the very entrance to the villa. In the yard there are 2 outdoor parking spaces and one parking space in the garage, which ensures enough space for parking vehicles. The construction is made of brick thermal blocks with additional thermal insulation of the facade of 10 cm styrofoam, which ensures excellent energy efficiency and low heating costs. The windows are PVC with three-layer glass and equipped with mosquito nets, providing excellent insulation and protection against insects. There are air conditioners in the living room and all rooms, which enable additional heating and cooling throughout the year. The floors are covered with ceramic tiles and laminate, which provide a modern and practical combination for maintenance and aesthetics. The house has an anti-burglary front door, which provides additional security and peace of mind. Additional convenience - Established business: Villa "Mia" is already active in tourism and comes with an established business model. It is recognized as a popular destination for tourists, and the high rating on platforms such as Airbnb, Booking.com and other similar sites speaks of its attractiveness. All the necessary elements for further successful work are already in place, including a constant guest base and positive reviews, which guarantees a stable rental income. Privlaka is a picturesque village located on a peninsula in Zadar County. This small place is

known for its natural beauty, long sandy beaches, clear sea and rich cultural heritage. Buying a house in Privlaka can be a great opportunity for those looking for a quiet life by the sea, but with easily accessible city facilities and services. The house is located only 2 km from the center of Privlaka, which gives you quick access to all necessary services. In the immediate vicinity there is a clinic, a pharmacy, various shops for everyday shopping and various restaurants for pleasant socializing. Proximity to facilities: Privlaka-Nin: 5 km Privlaka- Zadar: 20 km Privlaka- Zadar Airport: 32 km Distance between major cities: Privlaka-Ljubljana: 358 km Privlaka-Budapest: 640 km Privlaka- Munich: 764 km Privlaka- Vienna: 651 km Privlaka-Prague: 925 km The commission of the agency for the buyer is 3% +VAT and is paid in the case of real estate purchase, at the conclusion of the first legal deed. ID CODE: For more detailed information, please contact: Nina Fabijan Tel: +385 955046197 E-mail: nina@kaiser-immobilien.hr ID CODE: 128-008

Additional contact info

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