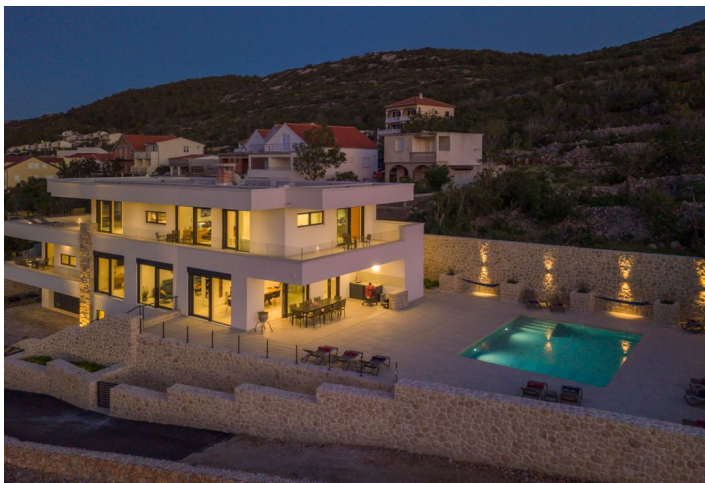




## House Six-bedroom (7+1)

684 m<sup>2</sup>, Zadar, Dalmatia

Ask for price





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Total area	684 m <sup>2</sup>
Plot	1 060 m <sup>2</sup>
Foot print	732 m <sup>2</sup>
Floor area	439 m <sup>2</sup>
Terrace	203 m <sup>2</sup>
Parking	2 garage spaces
Garage	42 m <sup>2</sup>
Cellar	-
PENB	A
Reference number	106700

This beautiful modern three-story villa with 6 bedrooms, an outdoor pool, and a private wellness area is situated on a large plot with a lovely garden and an orchard. The residence is located just 30 minutes' drive from Zadar Airport and only a few minutes' walk from the beach, restaurants, and cafes, offering stunning panoramic views of the sea and the canyon of the national park.

The villa can serve as a representative **family residence** or as **two separate, fully functional apartments** connected by both internal and external staircases, with shared spaces in the basement and around the house. The ground floor and first floor are identical and consist of a spacious living room with a **fireplace**, a dining area, and a fully equipped kitchen, three bedrooms with en-suite bathrooms, and a large **terrace with a beautiful sea view**.

In the basement, there is a wellness zone with a Finnish and infrared sauna and shower, a modern fireplace, a **garage for two cars**, a laundry room, and two storage rooms. **The outdoor pool**, with an area of 48 m<sup>2</sup>, is located on the spacious terrace on the ground floor and is surrounded by an expansive area suitable for relaxation and sunbathing. The fenced plot of 1,060 m<sup>2</sup> includes a **garden with an orchard** and several parking spaces, creating an oasis of peace and privacy.

The villa was constructed and equipped using the highest quality materials, including windows and exterior doors by the Austrian manufacturer **Internorm** with excellent insulation and triple glazing, a **Daikin heat pump** providing heating and cooling, **security cameras**, and selected **Miele** appliances. The outdoor pool can be heated and cooled, has built-in **water massage**, and a system for **swimming against the current**. It is fully automated for disinfection and cleaning. The fence is made of hand-worked **natural stone**.

The property is located at the very edge of the village, surrounded by typical Croatian flora. The nearest **airport and the city of Zadar** are approximately half an hour's drive away.

Total built-up area is 732 m<sup>2</sup>, with an interior of 439 m<sup>2</sup>, (un)covered terraces of 203 m<sup>2</sup>, the pool is 48 m<sup>2</sup>, and the garage is 42 m<sup>2</sup>.

