



🏠 315 m<sup>2</sup> 📄 Starigrad, Croatia 🗳️ on request



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Veronika Pecková**  
PROJECT MANAGER

veronika.peckova@luxent.cz  
+420 771 255 255

Order number	<b>N6806</b>	Price	<b>on request</b>
Address	<b>Starigrad, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>315 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>625 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Number of floors	<b>3</b>
Device	<b>Yes</b>	Parking	<b>6</b>
Garage	<b>1</b>	Terrace	<b>Yes</b>
Swimming pool	<b>1 m<sup>2</sup></b>	Year of construction	<b>2024</b>

## About real estate

We are offering a spacious modern villa designed by the renowned Croatian architect Francesca Gotovina. The villa is under construction in a unique location, only 400 meters from the sea and 100 meters from the Paklenica National Park, and has a panoramic view of the Adriatic Sea and the Velebit Mountains.

This ultramodern building consists of 2 floors and a basement. In the basement, there are technical facilities, wellness, fitness, and a lounge area along with a bathroom. The villa will offer its residents, among other things, an open-air cinema located on the terrace with an infinity pool overlooking the sea and the surrounding landscape.

On the ground floor, there is a generous living room, a kitchen with a dining room, four bedrooms with en-suite bathrooms, and a spacious roof terrace with panoramic views. On the first floor, there are two master bedrooms. Each has a bathroom with a toilet, shower, walk-in closet, and private access to the terrace.

On the terrace, there is a pool with a waterfall effect inspired by the nearby Paklenica waterfalls. It also offers a hydromassage pool and two relaxation areas including a fireplace and a grill. The villa includes a garage for two vehicles and additional covered outdoor parking for four more.

The villa is located in the picturesque Croatian town of Starigrad, less than an hour away from Zadar by car. Starigrad is particularly interesting for its rich history. Culture enthusiasts can visit the historical center of the village, a UNESCO World Heritage Site. The Paklenica National Park is an ideal place to visit for hiking and climbing enthusiasts. Last but not least, the famous beaches of Plantaza and Paklenica, both close to the villa, offer a gradual entry into the sea and a pleasant atmosphere.