



453 m<sup>2</sup> Zadar, Croatia on request



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N6283</b>	Price	<b>on request</b>
Address	<b>Zadar, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>453 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>1 116 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Device	<b>Yes</b>
Parking	<b>Yes</b>	Garage	<b>Yes</b>
Terrace	<b>Yes</b>	Cellar	<b>Yes</b>
Swimming pool	<b>Yes</b>	Lift	<b>No</b>

## About real estate

We offer for sale an exclusive, three-storey, furnished villa with an area of 453 sqm, which is set in a partial slope on a plot of 1 116 sqm, located in the residential area of Zadar - Diklo.

The ground floor layout offers a main entrance directly into a representative living area with kitchen, dining and living area, which is connected to an outdoor terrace with sea views and access to the garden. On the terrace there is a kitchen and dining room for 10 people, a swimming pool (48 sqm) with heating and cooling. There are also technical rooms and storage facilities and a wellness area with a gym, from where the garden can also be accessed. The garden is fully planted with already mature trees and the plot is bordered by a high wall to ensure maximum tranquility and privacy. On the ground floor there is a driveway to the house, a garage and parking for several cars.

On the first floor, which is partly designed as a gallery, there are five bedrooms with spacious dressing rooms and en-suite bathrooms. The dominant feature of the floor is the terrace with jacuzzi.

The villa was built in 2018 and a very high standard of materials and technology has been used, including smart home technology. All rooms have underfloor heating, air conditioning, electrically operated blinds.

Location Diklo is a residential part of Zadar, which is within walking distance of the historic town and 600 meters from beautiful, although not tourist beaches, with full amenities, including restaurants, cafes, supermarkets, markets and sports facilities. The surrounding area is renowned for its quiet residential environment and unique sunsets.