



**Sale of a modern semi-detached villa 6+kt/4T/P, 398 sqm, Vrsi - Zadar - Croatia**



🏠 398 m<sup>2</sup> 📄 Zadar, Croatia 💰 23 683 300 CZK per property



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Veronika Pecková**  
PROJECT MANAGER

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

Order number	<b>N6919</b>	Price	<b>23 683 300 CZK per property</b>
Address	<b>Zadar, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>398 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>633 m<sup>2</sup></b>
Low energy	<b>No</b>	Energy performance of the building	<b>G - Extremely uneconomical</b>
Parking	<b>Yes</b>	Terrace	<b>Yes</b>

## About real estate

We offer for sale a newly built modern semi-detached villa in the beautiful Croatian town of Vrsi near Zadar, just 150 meters away from the sandy beach.

The building is divided into two separate parts, which are connected by a lockable door in the garden. One part can be used as private facilities for the owner and the other part for commercial purposes, for example.

The right smaller part of the building consists of a covered terrace, kitchen with living room and dining room, toilet and storage room. On the first floor there are three bedrooms, a bathroom and a terrace. The left part of the semi-detached villa is larger and offers a beautifully landscaped garden with a 26 m<sup>2</sup> swimming pool, covered terrace, pantry, kitchen with living room and dining room. On the first floor there are three bedrooms, one of which has its own bathroom and dressing room, a large shared bathroom and additional terraces with sea views. There is a preparation for a jacuzzi. The property is fully equipped with designer furniture. There is a parking space adjacent to the villa.

Vrsi is a charming small town with sandy beaches, it is a quieter residential area in low season and an enticing destination in high season with all amenities including water sports on the beach, bars, campsites, etc. There are bars, restaurants and cafes. The distance from Zadar airport is approximately 15-20 minutes.