



## BEAUTIFUL NEWLY BUILT STONE VILLA IN THE SECOND ROW TO THE SEA - ŽDRELAC, PAŠMAN



### Agent Info

|               |                                                                                                              |
|---------------|--------------------------------------------------------------------------------------------------------------|
| Naam:         | ArKadia                                                                                                      |
| Bedrijfsnaam: |                                                                                                              |
| Mistlampen:   | United Kingdom                                                                                               |
| Telefoon:     |                                                                                                              |
| Languages:    | Dutch, English, French,<br>German, Italian, Polish,<br>Portuguese, Romanian,<br>Russian, Spanish,<br>Swedish |

### Advertentie details

|                |                  |
|----------------|------------------|
| Vastgoed voor: | Koop             |
| Prijs:         | USD 1,617,283.25 |

### Locatie

|                             |                   |
|-----------------------------|-------------------|
| Aanbevolen Auto Onderdelen: | Croatia           |
| Staat/Regio/Pronvincie:     | Zadarska Zupanija |
| Geplaatst:                  | 19-03-2024        |
| Omschrijving:               |                   |

This stone beauty with a swimming pool and a view of the sea is located in the place Ždrelac on the island of Pašman, in the second row to the sea. Its gross area is 241 m<sup>2</sup>, and the total area of the land on which it is settled is 493 m<sup>2</sup>. It is decorated with two spacious terraces - a covered terrace on the ground floor and an uncovered terrace on the first floor. Both terraces offer a beautiful, unobstructed view of the sea, which is only eighty meters away (50 m airline). In the immediate vicinity of this property there is a beautifully landscaped beach, and the bay itself where it is located is very quiet, even in the summer months. With its stone exterior and interior, this property is a real pearl and the pure opposite of modern buildings with regular lines and flat roofs. During its construction and decoration, the owner made the maximum effort so that the appearance of the property would fit into the Mediterranean style characteristic to the location to which it belongs. At the same time, the put the attention to every detail so the property's characteristics and equipment would meet the highest standards and enable a pleasant and relaxed stay at any time of the year, and its appearance would resemble the autochthonous Dalmatian stone houses. The property consists of a ground floor where there are three bedrooms, each with a bathroom, a spacious sunny living room of 60 m<sup>2</sup> with a kitchen and a fireplace, a guest toilet and a first floor to which the internal stairs are leading with two more bedrooms, each with a bathroom and another spacious living room of 80 m<sup>2</sup> with a space for hanging out and a gym, as well as a separate room with a 400-liter boiler and a solar system for hot water in the house. From the living rooms on the ground floor and on the first floor there is access to spacious terraces facing the direction of the sunrise, which in combination with an open view of the sea offers breathtaking scenes. Also, due to the location of the property, you will be able to find refreshment in the hot summer months on the aforementioned terraces, as the terraces are in the shade in the afternoon. The house is fully equipped with modern household appliances and has everything you need for a pleasant stay throughout the year. Heating and cooling are



provided with quality air conditioners (8 separate units), with a fireplace in the living room on the ground floor and a wood stove in the living room upstairs for additional warmth and comfort. The beautifully landscaped garden is planted with olive trees and decorated with stone details, a swimming pool 7 x 3 m, a large outdoor fireplace and an auxiliary building with a gross area of 23.41 m<sup>2</sup> in which there is a fully equipped kitchen, fireplace and toilet, as well as parking spaces, and in part of the yard the owner has left the possibility installation of jacuzzi and sauna. The entire property is fenced and offers complete privacy, given that the property is located in an extremely quiet location, surrounded by only a few family houses and Mediterranean vegetation. Complete furniture and equipment are included in the price of the property, and with the property, the owner also provides a mooring for a boat up to 8m long in the bay where the property is located.

Gebouwd: 2022

## Algemeen

Slaapkamers: 5  
Afgewerkte vierkante meter: 241 m<sup>2</sup>  
Lot Afmeting: 493 m<sup>2</sup>

## Building details

Parking: Ja  
Aantal verdiepingen: 2

## Lease terms

Date Available:

## Additionele informatie

Website URL: [http://www.arkadia.com/OWHZ-T227/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/OWHZ-T227/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 10012

