



## listing

### Agent Info

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

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 1,150,846.22

### Locatie

Aanbevolen Auto Onderdelen:	Croatia
Staat/Regio/Pronvincie:	Zadarska Zupanija
Plaats:	Zadar
Geplaatst:	30-03-2024

### Omschrijving:

A modern and luxurious villa with a swimming pool near Novigrad in Zadar area only 160 metres from the beach.

Total area of the villa is 277 sqm. Territory around is 555 sqm.

&nbsp;The layout of the rooms on the ground floor consists of a hallway, a toilet, a kitchen with a dining room and a living room, a wine cellar, a tavern (with a grill) and a partially covered terrace.

Upper floor offers hallway, 4 bedrooms each with their own bathroom and three covered terraces.

Two parking spaces are provided in the yard. The swimming pool area is 32 m2.

Distance from the center 1.3 km.

All furniture and equipment are included in the price.&nbsp;

### Details:

Construction with brick thermal block.

Quality construction with thermal insulation of the facade 10-20 cm styrofoam.

The floor coverings are parquet and tiles.

Aluminum windows with electric shutters and blinds.

Electric underfloor heating throughout the villa via heat pumps.

Air conditioners in the living room, tavern and all bedrooms&nbsp;(7 in total).

The entrance door of the house is anti-burglary and anti-fire.

Swimming pool with foil, heating, integrated jacuzzi and lighting.

Perfect choice!



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Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

## **Algemeen**

Slaapkamers:	4
Badkamers:	4
Afgewerkte vierkante meter:	277 m <sup>2</sup>
Lot Afmeting:	555 m <sup>2</sup>

## **Lease terms**

Date Available:

## **Additionele informatie**

Website URL:	<a href="http://www.arkadia.com/ZLWS-T1011/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/ZLWS-T1011/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## **Contact information**

IMLIX ID:	d-76372
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