



## Modern Mediterranean Villa with Pool and Panoramic Sea View



### Agent Info

Name:	ArKadia
Company Name:	
Country:	United Kingdom
Phone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for:	Sale
Price:	USD 1,760,379.76

### Location

Country:	Croatia
State/Region/Province:	Zadarska Zupanija
ZIP code:	23207
Posted:	Jun 29, 2025

### Description:

In a small and picturesque village near Biograd na Moru, two luxury villas are situated, combining contemporary comfort, privacy and the Mediterranean way of life. These villas are a perfect choice for those seeking a peaceful retreat with a sea view, away from the crowds yet close to all essential amenities.

### Spaciousness, comfort and elegance

Each villa has a living area of 207 square meters spread over two floors. Inside, there are three spacious bedrooms, three modern bathrooms, an airy living room with dining area, and a kitchen with access to the terrace. The total net calculated area of the villa is 263 square meters, and each is located on a plot of approximately 780 square meters.

### Private pool and Mediterranean garden

Each villa includes a private swimming pool with sun deck, a landscaped garden with native plants and a shaded area for relaxation. Every villa has four terraces offering different views and ambiances, perfect for morning coffee, afternoon rest, and evening enjoyment. There is also a garage and additional parking space.

### Open views and a location that ensures privacy

The villas are positioned at the very edge of the construction zone and are surrounded by greenery on three sides, ensuring long-term privacy and protection from future development. They are located on a



natural slope, with orientation that allows open views of the Pašman Channel, the islands of Vrgada and Murter, and the wider archipelago.

#### Inspiring interiors and the possibility of customization

Our interior designers have prepared detailed furnishing proposals to help future owners imagine and shape their new home more easily. Interiors can be fully adapted to individual taste and lifestyle.

#### Proximity to the sea and excellent connectivity

The sea is only 500 meters away in a straight line, and the promenade and village centre can be reached in less than a ten-minute walk. Nearby are numerous beaches, cycling and walking paths, as well as small bays and islets. Zadar Airport is 25 kilometres away, and the A1 motorway is less than 20 minutes' drive.

#### The perfect home for living or investment

Whether you're looking for a private residence for yourself and your family, a luxury holiday home or a secure and valuable investment, these villas offer a rare combination of quality, location and style.

Investing in such a property brings long-term value and a genuine sense of home in the heart of the Mediterranean.

#### VILLA DESCRIPTION:

Villa Filip2 – ground floor + first floor – living area 207.29 m<sup>2</sup> (3 bedrooms + 3 bathrooms) + 4 terraces + pool with sun deck + garden + garage, total net area 263 m<sup>2</sup> on a plot of 780 m<sup>2</sup> = 1,500,000 EUR (VAT included)

For more information or to schedule a viewing, feel free to contact us.

Built: 2025

#### Common

Bedrooms:	3
Bathrooms:	3
Finished sq. ft.:	263 sq m
Lot Size:	780 sq m

#### Room details

Total rooms:	4
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#### Lease terms

Date Available:

#### Additional information

Website URL:	<a href="http://www.arkadia.com/TDUT-T300/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/TDUT-T300/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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#### Contact information

IMLIX ID:	976
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