



## Zadar, Rtina, Miletići - luxury villa project on 436 m<sup>2</sup> plot – building permit, pool, 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 164,966.28

### Location

Country: Croatia  
State/Region/Province: Zadarska Zupanija  
City: Zadar  
Posted: Dec 06, 2025

### Description:

Rtina, Ražanac - 436 m<sup>2</sup> building plot with valid building permit and project for a modern villa with pool. In Rtina Miletići, in a peaceful and well-maintained location just a short walk from the sea, a 436 m<sup>2</sup> building plot is offered together with a valid building permit and a complete project for a modern villa with a swimming pool. The plot is of a regular shape, located within the construction zone of the settlement, and has direct access to the existing road. The project includes the construction of a detached villa with ground floor + first floor, an auxiliary building (summer kitchen), and an outdoor reinforced-concrete skimmer pool. The documentation has been prepared in accordance with the spatial plan of the Municipality of Ražanac and is fully ready for the commencement of construction. The designed villa offers approximately 180 m<sup>2</sup> of internal living space. The ground floor comprises a living room with kitchen and dining area, storage, technical rooms, covered terraces, and a garage. The first floor features three spacious bedrooms, each with its own en-suite bathroom and direct access to a terrace with sea views. The auxiliary building - a summer kitchen - is positioned next to the pool and harmoniously complements the exterior layout. The planned building is designed as an nZEB facility (nearly zero-energy building), featuring high standards of energy efficiency, optimal thermal insulation, and technical systems ensuring that at least 30% of annual energy needs come from renewable sources. The plot allows for on-site parking in accordance with spatial regulations. All distances from boundaries, construction coefficients, and utilisation parameters fully comply with applicable planning rules. The location is exceptionally peaceful and ideal for a private residence or a luxury rental property, offering panoramic views of the Velebit Channel and surrounding islands. The price includes complete project documentation: description and graphic representation of the building, site plan, floor plans, villa and



pool project, auxiliary building project, valid building permit, and electrical connection approval. By agreement, a complete turn-key construction of the project can also be arranged, including full site management and coordination of all building phases, depending on the buyer's interest. For additional information, floor plans, visualisations, or to arrange a viewing, we remain at your disposal....

For this property contact our agent on telephone number +385 91 615 5374.

More on Eurovilla.hr, ID: 506309

Direct link: <https://eurovilla.hr/en/property/zadar-rtina-miletici-luxury-villa-project-on-436-m2-plot-building-permit-pool-sea-view/506309/>

## Common

Finished sq. ft.: 436 sq m

## Lease terms

Date Available:

## Additional information

Website URL: [http://www.arkadia.com/LFVL-T27300/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/LFVL-T27300/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 506309

