



ZADAR, POLIČNIK - House with swimming pool in Roh-Bau



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 327,569.74

Location

Country:	Croatia
State/Region/Province:	Zadarska Zupanija
Posted:	Apr 14, 2026
Description:	
Location:	Zadarska županija, Poličnik, Poličnik.

ZADAR, POLIČNIK - House with swimming pool in Roh-Bau.

In the peaceful surroundings of Poličnik, at the perfect distance between untouched nature and the bustling rhythm of Zadar, is located this impressive new building that redefines the concept of spaciousness. Built in 2024, this modern house of 275 m² is currently in the roh-bau phase, giving you a unique opportunity to adjust the finishing details, materials and aesthetics exclusively to your own taste.

The interior is designed with an emphasis on supreme comfort and privacy. The ground floor is the heart of the house, dominated by a spacious "open-space" living room and kitchen, perfect for family gatherings. There is also a luxurious master bedroom with its own bathroom, which allows for the luxury of living on one floor.

The upper floor is reserved for maximum intimacy: four spacious bedrooms, each with its own bathroom, make this property ideal for a large family or a high-quality tourist rental.

A private oasis for relaxation

On a plot of 1,022 m², the 8 × 4 m (32 m²) swimming pool takes center stage, along with a covered summer kitchen with barbecue — ideal for evenings under the stars, gatherings and family memories. The spacious garden offers complete privacy, space for a playground, additional parking or a Mediterranean garden.



By purchasing in the unfinished phase, you have control over the choice of finishing materials and the possibility of completely personalizing the interior. With five bedrooms, six bathrooms and a large swimming pool, the villa has strong tourist potential and excellent prospects for return on investment. The location ensures peace and privacy, while at the same time being only a 10-minute drive from Zadar, the airport and the motorway.

Net area: 275 m²

Plot: 1,022 m²

Rooms: 5 bedrooms (each with its own bathroom)

WC: 1

Pool: 32 m² (8 × 4 m)

Additions: summer kitchen with barbecue

Year of construction: 2024 (roh-bau)

Your new beginning awaits in Poličnik.

Dear clients, the agency commission is charged in accordance with the General Terms and Conditions.
www.dux-nekretnine.hr/opci-uvjeti-poslovanja.

ID CODE: 46960

Dux Zadar

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www.dux-dalmacija.com

Built: 2024

Common

Bedrooms:	5
Bathrooms:	5
Finished sq. ft.:	275 sq m
Lot Size:	1022 sq m

Room details

Total rooms:	5
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Building details

Parking:	Yes
Outdoor Amenities:	Pool
Number of Floors:	1

Lease terms

Date Available:



Additional information

Website URL:

http://www.arkadia.com/IOUL-T25718/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID:

667143

