



## Zadar, Visočane, modern house with pool and wellness area



### 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:        | EUR 830,000 |

### Location

|                        |                                        |
|------------------------|----------------------------------------|
| Country:               | Croatia                                |
| State/Region/Province: | Zadarska Županija                      |
| Posted:                | Aug 28, 2026                           |
| Description:           |                                        |
| Location:              | Zadarska županija, Poličnik, Visočane. |

Modern villa with swimming pool and wellness area in a peaceful part of the Zadar hinterland

Located in the village of Visočane near Zadar, in an exceptionally peaceful setting surrounded by nature and privacy, this luxurious detached villa with modern architecture is situated just 5.8 kilometres from the sea. This elegant new-build property offers 160 m<sup>2</sup> of living space on a 427 m<sup>2</sup> plot and represents a perfect combination of contemporary design, premium equipment, and functionality for year-round living or high-end tourist rental.

The villa extends over two floors and has been designed to seamlessly connect the interior with the outdoor surroundings. The ground floor features a spacious open-plan living area with kitchen and dining room, a bathroom, and a large terrace intended for relaxation and social gatherings. The upper floor consists of three comfortable bedrooms, two modern bathrooms, and an additional terrace overlooking the surrounding landscape and greenery.

### Wellness amenities and high-end equipment

A special value of this property lies in the amenities that create the feeling of a private luxury resort. The landscaped garden includes a heated 32 m<sup>2</sup> swimming pool equipped with a heat pump, an outdoor summer kitchen ideal for the Mediterranean lifestyle, as well as a private wellness area with a sauna and jacuzzi.



Both the interior and exterior have been finished with a focus on modern aesthetics and high-quality materials. All surfaces are covered with elegant microcement, giving the property a sophisticated and contemporary character, while the furniture, lighting, and sanitary equipment have been carefully selected to meet high standards of luxury living.

Fully furnished and ready to move in

The villa is sold fully furnished and equipped, allowing the future owner immediate move-in or continuation of tourist rental operations without additional investment. Comfortable temperatures throughout the year are ensured by Toshiba air-conditioning units installed in all rooms, complemented by underfloor heating and electric heaters for maximum comfort during the winter months. The property also includes two private parking spaces.

This villa represents an excellent opportunity for buyers seeking a modern home in a peaceful environment near Zadar, as well as a secure investment in luxury tourism with strong return potential.

For any additional questions or to arrange a viewing, please feel free to contact us.

In the event of a successful transaction through our agency, an agency commission fee applies.

Contact for this property: Ivan, ...

For any additional questions or to arrange a viewing of the property, please do not hesitate to contact us.

ID CODE: 15987

Ivan Jelaska

Mob: ...

Tel: ...

E-mail: ...

...

Condition: Reformed

## Common

|                   |          |
|-------------------|----------|
| Bedrooms:         | 4        |
| Bathrooms:        | 3        |
| Finished sq. ft.: | 160 sq m |
| Lot Size:         | 165 sq m |

## Room details

|              |   |
|--------------|---|
| Total rooms: | 4 |
|--------------|---|

## Building details

|                    |      |
|--------------------|------|
| Parking:           | Yes  |
| Outdoor Amenities: | Pool |



## **Lease terms**

Date Available:

## **Additional information**

Website URL: [http://www.arkadia.com/BBRY-T139/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/BBRY-T139/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: 305717

