

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: info@istria-adria.com

web: istria-adria.com

info: +386 59 200 071



Code :	00460
Location :	Vrsi
Building size :	145 m2
Lot size :	435 m2
Garden size :	0.00 m2
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	3
Number of toilets :	1
Basement :	Yes
Air conditioning :	Yes
Swimming pool :	Yes
Energy efficiency :	Not specified

Price : 650.000 €

Luxury New-Build Villa with Heated Pool & Stunning Sea View in Vrsi near Zadar

Experience top-level luxury living in this elegant new-build villa with a net living area of 145.75 m² on a 435 m² plot – only 800 meters from the beach!

Villa Highlights:

- Breathtaking sea view: panoramic view from the spacious terrace with heated pool on the upper floor
- High-quality furnishings: custom-made furniture, top appliances, and exclusive interior – move-in ready
- Practical room layout:
 - Ground floor: 3 bedrooms, 2 with en-suite bathrooms
 - Additional bathroom and storage room
- Bright upper floor: open living and dining area with modern kitchen and island, floor-to-ceiling windows for plenty of natural light
- Stunning outdoor area: terrace with pool, built-in grill, large seating area, and separate toilet for maximum comfort
- Modern technology: underfloor heating, air conditioning in all rooms, alarm system, and video surveillance controllable via app
- Sustainable energy: solar system connections for hot water preparation already installed
- Parking: three parking spaces for you and your guests

Location

- Idyllic surroundings of Vrsi near Nin, only 20 km from Zadar
- Perfect balance of tranquility and proximity to urban life

Price & Services

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- Price: €650,000 plus 3.75 % agency fee including VAT
- Viewings possible at any time after signing the brokerage contract
- German and Croatian-speaking support throughout the entire purchase process

Interested?

- Visit our website for more luxury properties: istria-adria.com
- Contact us for a personal consultation!