



PRIVATE ADRIATIC HORIZON



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A private Adriatic residence defined by panoramic sea views, architectural precision and refined year-round living — positioned on one of the most protected and authentic stretches of the Adriatic coast.

Build area: 731m² Distance from sea: 250m





A RARE MEDITERRANEAN SANCTUARY IN DALMATIA

A peaceful coastal village with fewer than 100 permanent residents preserves a disappearing Mediterranean lifestyle, free from mass tourism and noise.

Highway — 10 km

Historic ancient city of Zadar — 30 km

Zadar Airport — 33 km

Four national parks within a 100 km radius





AT THE CROSSROADS OF NATURAL WONDERS

Four national parks, rivers, mountains and islands are all within easy reach, making the villa an ideal base for nature lovers and active lifestyles.

Paklenica — 20 minutes

Krka — 1 hour

Kornati — 1 hour (by boat from Zadar)

Plitvice — 1h 30



PRIVATE WELLNESS AT HOME

The combined Finnish and infrared sauna, complemented by a private lounge area, creates a discreet wellness retreat within the villa, extending comfort and usability throughout all seasons.





ELEGANT LIVING SPACES WITH FIREPLACE

Large open living areas with high-quality furnishings and a three-sided fireplace create a warm and elegant atmosphere during cooler months.

DESIGNED FOR ENTERTAINING

Two fully equipped indoor kitchens and two outdoor kitchens allow seamless entertaining and comfortable hosting of family and guests throughout the year.







MEDITERRANEAN GARDEN WITH MINIMAL MAINTENANCE

Framed by natural stone walls, the Mediterranean garden features a carefully curated selection of citrus, olive and fig trees, enhanced by lavender and aromatic herbs. This landscaped setting ensures privacy, authenticity and effortless maintenance throughout the year.

TECHNICAL & INVESTMENT HIGHLIGHTS

Built in 2020 with premium materials and designed for year-round living.

- The villa is fully equipped for living
- Energy certificate A
- Reinforced concrete construction
- Internorm joinery with triple glazing
- Premium appliances (Miele, Bosch, Philips Ambilight TV...)
- Security camera system
- Satellite TV and high-speed WiFi
- Independent DAIKIN heat pump (heating & cooling)
- Underfloor heating and additional radiators in bathrooms
- Large garage with electric charging station
- Automated irrigation system
- Possibility to acquire adjacent 410 m² plot



A RARE OPPORTUNITY ON THE ADRIATIC

This villa represents a rare combination of privacy, architecture and unobstructed sea views on one of the most authentic parts of the Croatian Adriatic coast.

Properties of this position, scale and level of finish rarely appear on the market.

Whether used as a private Mediterranean residence or a long-term investment, the property offers exceptional lifestyle quality and enduring value.



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Offered directly by the owner