



# Villa Anemos

ZADAR

Croatia | Sotheby's  
INTERNATIONAL REALTY

# Villa Anemos



**LIVING AREA**  
**210 m<sup>2</sup>**



**PLOT SIZE**  
**420 m<sup>2</sup>**



**PRICE**  
**0 €**



**BATHROOMS**  
**4**



**ROOMS**  
**3**

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Villa Anemos is located in a picturesque town near Zadar, just 100 meters from the sea, and represents an ideal retreat for a perfect vacation. Zadar, one of the oldest cities on the Adriatic coast, captivates visitors with its rich history, a blend of tradition and modernism, and an incredible experience for culture and architecture enthusiasts. The Zadar Riviera is a dynamic destination that attracts numerous tourists worldwide with its untouched nature, crystal-clear sea, and stunning beaches. Whether you seek history, nature, beaches, or culture, this area provides an unforgettable experience for everyone. Villa Anemos is situated on a 420 m2 plot and extends over two floors, with a total area of 210 m2. The open-concept ground floor comprises a modern kitchen, dining area, and spacious living room. The living area has direct access to a large terrace with a summer kitchen, outdoor dining area, lounge zone, and a heated pool with a sun deck. This floor also features a toilet, garage, and outdoor parking. On the villa's first floor are three ensuite bedrooms, with direct access to a terrace with enchanting views, providing guests privacy and comfort. The spacious rooms are carefully furnished with selected furniture and a combination of contemporary elements and luxurious materials. The color palette combines neutral tones with expressive accents, creating a sense of comfort and luxury in every corner of the villa. The highlight of Villa Anemos is the rooftop terrace with a beautiful sea view. Here, you will find an outdoor dining area, lounge zone, jacuzzi, and sun deck, making it an ideal space for relaxation in privacy and enjoying the stunning surroundings. The beautifully landscaped garden is enriched with Mediterranean plants, creating a peaceful and relaxing atmosphere that complements the overall impression of luxury and comfort. Villa Anemos is an ideal property for those who want to enjoy proximity to the sea, modern design, luxurious amenities, and a high level of comfort during their stay. At the same time, it represents an exceptional investment opportunity with great potential for tourist rentals.

## AMENITIES

Balcony ✓

Furnished ✓

Parking ✓

Pool ✓

Seaview ✓

Terrace ✓



