



ADRIAINFINITY.COM

# Belvedere Villas

Two luxury villas with sea views and 3,106 m<sup>2</sup> of exclusive land in front

**LUXURY VILLAS WITH POOLS |  
UNOBSTRUCTED VIEW |**

BY ADRIA INFINITY



“Arguably one of the most breathtaking panoramic views in all of Dalmatia”





# ABOUT THE LOCATION

Sv. Filip i Jakov – A seaside town between Zadar and Biograd na Moru



- A charming coastal town in Northern Dalmatia
- Perfect balance of tourism, nature, and local culture
- Only 25 minutes from Zadar International Airport
- Close to national parks (Kornati, Vrana Lake)
- Well-connected by highway, ferry and air routes





4,907 m<sup>2</sup>





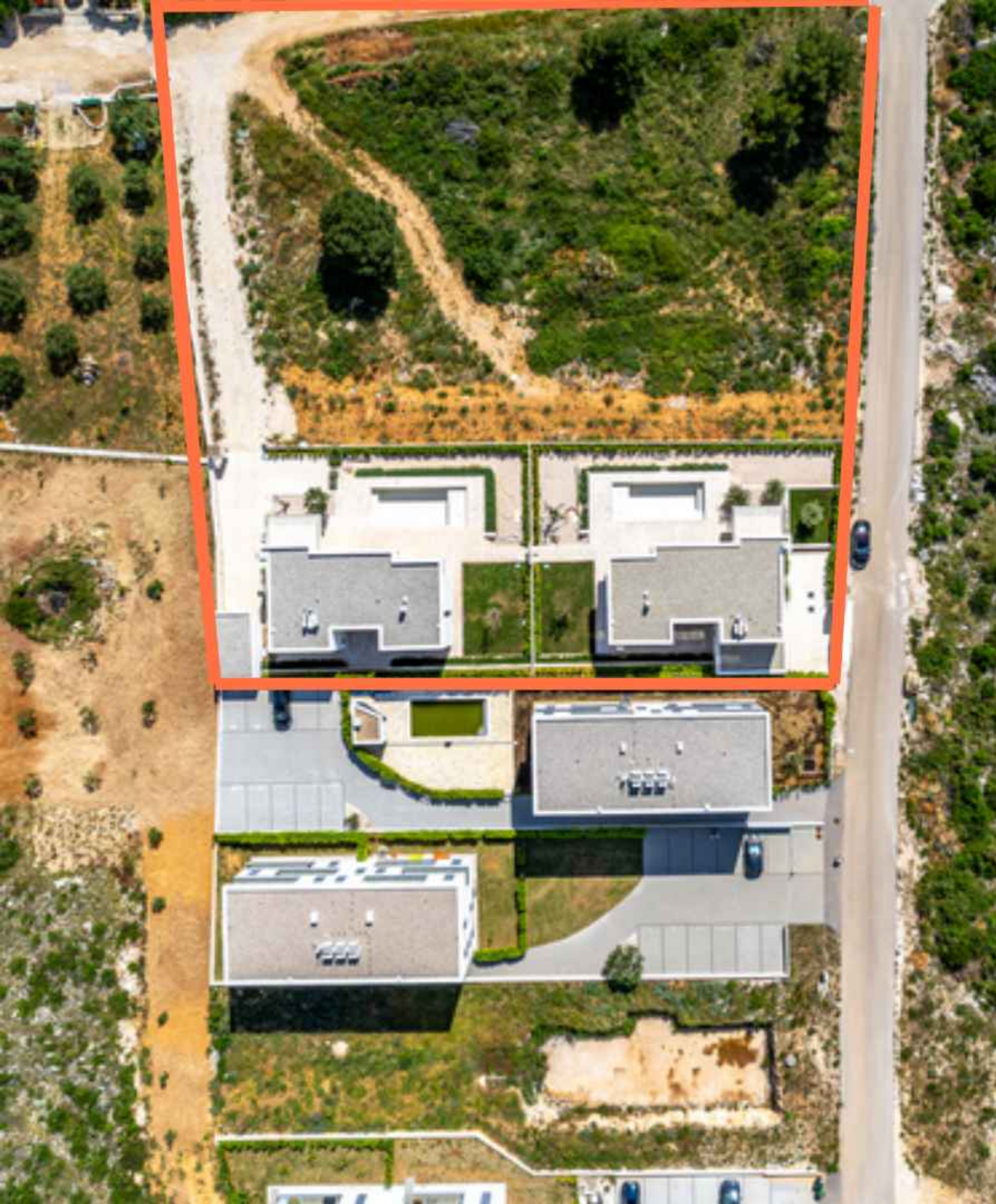
MICRO LOCATION  
OF THE PROJECT

## Project site location

- Approx. 600 m from the sea
  - Open panoramic view of the Zadar archipelago
  - Quiet, elevated residential area
  - Paved road with public lighting and full infrastructure
  - Water, electricity, sewage already in place
  - Peaceful residential surroundings
- 📍 Coordinates: 43.961280, 15.435490











# PROJECT OVERVIEW

Belvedere Villas – unobstructed  
views of Zadar arhipelago

Total land area: 4,907 m<sup>2</sup>



- 2 luxury villas with open plan living and modern design
- Positioned on a 4,907 m<sup>2</sup> plot
- Remaining 3,106 m<sup>2</sup> of land in front ensures uninterrupted sea views
- Permits already secured
- Road, electricity, water, and sewage connections in place
- Ownership clean and ready for sale



## OVERVIEW - BELVEDERE VILLAS (SV. FILIP I JAKOV)

Villa	Status	Area	Description
1	Completed	approx. 343 m <sup>2</sup>	Pool, sea view, high-end finishing
2	Completed	approx. 260 m <sup>2</sup>	Modern layout, premium materials

- Elevated sea view location
- Quiet residential surroundings
- Short drive to all urban amenities
- Fully connected infrastructure

# Surrounded by untouched Mediterranean vegetation







Ideal for private enjoyment  
or tourism investment



- Spacious layout on two levels
- Private swimming pool
- Large outdoor terraces ideal for Mediterranean living
- 3,106 m<sup>2</sup> of open land for privacy or further development potential



# Modern Mediterranean Architecture

- Open floor plans with smart layouts
- Full-height windows and abundant natural light
- Private pools and shaded terraces
- Balance of functionality, aesthetics, and construction quality



ARCHITECTURE  
& DESIGN



MODERN  
DESIGN

3D RENDERINGS AND FLOOR PLANS AVAILABLE FOR EACH VILLA



VILLA 1

VILLA IS FURNISHED AND READY TO MOVE IN

# PHOTOS & VISUALIZATIONS



## Great Location.

- 600 m from the sea, with open sea and island views
- Elevated position offering privacy and sunlight throughout the day
- Fully developed infrastructure: road, electricity, water, sewage
- Quiet residential zone, close to Zadar and Biograd
- Ideal for permanent living or high-end rentals



## Great Price.

- Excellent value for a high-spec villa in a coastal town
- Infrastructure and utilities already in place
- FULLY FURNISHED
- Competitive pricing within the luxury segment
- Future ROI supported by tourism and real estate growth in the region



## Great Size.

- Approx. 343 m<sup>2</sup> of net usable area
- Spacious two-storey layout with open living zones
- Private swimming pool and outdoor area
- Covered terraces ideal for al-fresco dining
- Flexible space distribution for family or rental use



REAL ESTATE LISTING PRESENTATION | MAY 2023

# PHOTOS & VISUALIZATIONS

- ✓ Site photos and current construction
- ✓ 3D architectural visualizations
- ✓ Sea view from plot
- ✓ Drone imagery of surroundings







# PRICE & INVESTMENT POTENTIAL

**TOTAL PROJECT PRICE: €4,300,000**



**AN EXCEPTIONAL OPPORTUNITY TO STEP INTO A  
FULLY PREPARED LUXURY DEVELOPMENT**



Included in the price:

- 4,907 m<sup>2</sup> of land with unobstructed sea view
- Two completed luxury villas (780 m<sup>2</sup> plot size each)
- Private swimming pools with paved sunbathing areas
- Fully furnished interiors with premium materials and designer finishes
- Spacious covered terraces ideal for al-fresco living
- 3,106 m<sup>2</sup> of undeveloped land in front of the villas
- Legal and urban documentation: valid building permits & clean ownership
- Existing infrastructure connections (water, electricity, sewage)
- Direct road access to the property
- Landscaped surroundings with Mediterranean plants
- Outdoor lighting and perimeter fencing
- High-end facade and window systems for energy efficiency and aesthetics
- Flexible use: private estate or luxury rental development



4 BEDROOMS

VILLA 1







ADRIA INFINITY D.O.O. – REAL ESTATE & INVESTMENTS

# CONTACT & CLOSING

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This project offers two fully permitted luxury villas in an exceptional coastal setting, complemented by unobstructed sea views and 3,106 m<sup>2</sup> of land in front – a rare opportunity for discerning buyers seeking immediate access to the Croatian high-end real estate market.



























# Thank You.

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