VillaRadar

SAMPLE REPORT

Full report on a property listing

House with pool in the hinterland of Zadar · full report with land register

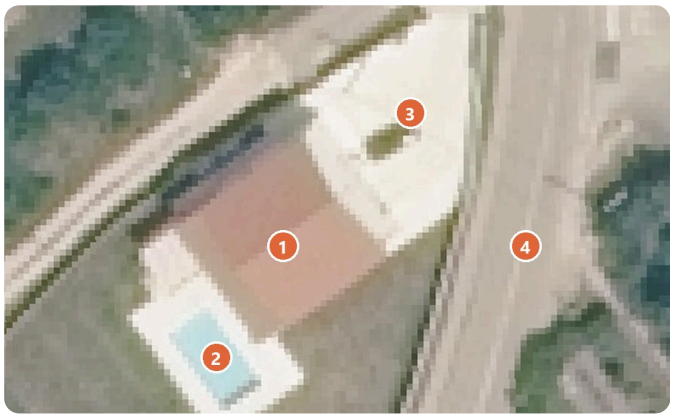
REPORT NO.	CREATED	SERVICE	LAND REGISTER AS OF
VR-SAMPLE-001	18 Nov 2026	Full report (€249)	12 Nov 2026

House found

The house from the listing is in **Kamenjarci** in the hinterland of Zadar. Shape of the house, pool and position on the road match the official aerial image. In the sample report the address, coordinates, parcel number and names are hidden; a real report gives you the address, coordinates and a map link.



Photo from the listing



Official aerial image 2024 (DGU), features 1–4 see page 2

Results at a glance

Location [D]	**Positively identified**	certain
Distance to the sea [O]	Listing 4 km, measured 5.4 km in a straight line	further than stated
Year built [D]	House stands by 2011 at the latest (oldest image checked)	aerial image
Changes [O]	Paved area 2018–2020, pool and lawn 2022–2024	aerial image
Owners [R]	2 co-owners, one half each	land register
Encumbrances [R]	none registered (land register as of 12 Nov 2026)	none
Pool in the cadastre [R]	not registered; appeared in the aerial images between 2022 and 2024	ask
Permit [R]	Note on a use permit from 2015	present
Infrastructure [R]	Gigabit internet area according to HAKOM; no sewer	maps

Marking: [O] observed (aerial image, measurement) · [R] register entry or official map · [D] derived from these · [N] not checked

Points to watch: through road, closeness to the airport approach path, bush fire 2025 at 1.2 km, planned solar parks from 200 m, pool not in the cadastre. Clarify these on site and with the notary.

1 Location

We compared the features in the listing photos with the official aerial images of the Croatian surveying authority (DGU). The numbers refer to the aerial image on page 1.

#	FEATURE	LISTING PHOTO	AERIAL IMAGE 2024	RESULT
1	Rectangular house with a gable roof and red tiles	visible	visible	matches
2	Rectangular pool along the long side, surrounded by light stone slabs	visible	visible	matches
3	Large light paved area between house and road	not in the photo	visible	helps on site
4	Road along the side of the plot, lawn between pool and boundary	visible (right)	visible	matches
	Location at a road fork; long side parallel to the side road	not in the photo	visible	helps on site

Positively identified. Only features visible in both the photo and the aerial image count as evidence (1, 2, 4). Feature 3 and the road fork are not shown in the listing; they do not prove the identity but help on site. No contradictions; the owner confirmed the location.

2 Listing claims checked

CLAIM	LISTING SAYS	OUR FINDING	RATING
Distance to the sea	4 km	5.4 km in a straight line to the coast (beach 5.5 km)	+1.4 km
Pool	yes	yes, built between 2022 and 2024	matches
Plot size	–	1,186 m² in cadastre and land register	added
Built-up area	–	House 104 m² in the cadastre; aerial image consistent (p. 3)	consistent

3 Changes 2011–2024

Official aerial images of the same spot from five years.



PERIOD	WHAT CHANGED
by 2011	The house already stands; older images are not available online here, and no register records the year built.
2018–2020	New light paved area laid between house and road.
2022–2024	New pool with stone surround and lawn: missing in the 2022 image, present in the 2024 image.

4 Cadastre and land register

Data from the public cadastre of the DGU and the land register of the Zadar land registry, retrieved on 12 Nov 2026. We give figures and findings, no names.



Parcel boundaries (DGU) over the aerial image. Parcel numbers blacked out in the sample.

PLOT	
Size	1,186 m², the same in cadastre and land register
Registered use	House 104 m², yard 1,082 m²
House in the aerial image	Roof approx. 13 × 9.5 m (approximation from the aerial image); footprint without roof overhang approx. 80–125 m²
Pool registered	**no**; last cadastral change no. 19/2022; pool appeared in the aerial images between 2022 and 2024 – whether before or after that entry is not established
LAND REGISTER	
Owners	2 co-owners, 1/2 each
Numbering	Entries no. 2 and 3; no. 1 is missing from the current extract (history not retrieved)
Encumbrances	none registered (as of 12 Nov 2026)
Note	Use permit (uporabna dozvola) of 18 Jun 2015, registered 2018
Pending proceedings	none (no seals)
Building right / special regime	no / no

Assessment

- **Ownership:** Two co-owners with equal shares are registered, no others. Clarify whether both are selling.
- **Permit:** Note under Art. 174/175 of the Building Act (NN 153/13): use permit of 18 Jun 2015 for buildings erected, reconstructed, renewed or refurbished under the rules on reconstruction or areas of special state concern. It does not say which case applies or the year built.
- **Area:** Measured in the aerial image at about 0.5 m per pixel; as an approximation we allow about ±1 m per side, roof overhang, shadows and image distortion can add more. The range of 80–125 m² fits the registered 104 m²; we see no larger unregistered extension.
- **Pool:** Under the Croatian ordinance on simple structures, sunken pools up to 100 m² may be built without a building permit under certain conditions. A missing entry therefore does not mean the pool is illegal. Whether it has to be registered we have not checked.

Questions for seller and notary: Are there documents on the construction of the pool? Will the pool be added to the cadastre before the purchase? Is the 2015 use permit available in the original?

5 Surroundings

Edge of a village in the hinterland, fields and meadows. Distances in a straight line; routes by road are longer. Doctors from the official register of the health insurance fund HZZO, everything else from map data and the facilities' own information.

WHAT	DISTANCE	NOTE
Health		
GP	2.1 km, in the village	Practice of the health centre with a public contract, according to HZZO
Dentist	2.1 km, in the village	Practice with a public contract, same address as the GP
Further dentists	neighbouring villages	Public-contract practices in Zemunik Donji (1), Sukošan (2), Poličnik (2), Bibinje (2) and Škabrnja (1)
Paediatrician, gynaecologist	approx. 15 km	not in the village or neighbouring villages; in Zadar 10 and 6 public-contract practices
Hospital with A&E	approx. 14 km	General Hospital Zadar (Opća bolnica)
Pharmacy	approx. 5 km	in Zemunik Donji, according to the register of the chamber of pharmacists
Vet	approx. 13 km	several practices in Zadar
Family		
Kindergarten	in the village	Kindergarten with 48 places in 3 groups (local press)
Primary school	0.2 km	Village primary school (school grounds according to map data)
Shopping and everyday life		
Grocery shop	0.9 km	small shop in the village
Supermarkets	5.4–7.7 km	several larger shops in the neighbouring villages
Restaurants (konoba)	2 within 1.5 km	
Café	1.8 km	
Cash machine	5.2 km	according to map data
Post office	approx. 5 km	Zemunik post office; Mon 8–17, Tue–Fri 8–14:30 (posta.hr)
Petrol station	6 km	
Transport and leisure		
Zadar Airport	5.3 km	Direct flights to Munich, Frankfurt, Vienna and Zurich among others, some only in summer
A1 motorway, junction	6.8 km	
Bus to Zadar	in the village	Line 116: weekdays 7 runs there, 8 back; Sat, Sun 1 each (timetable since 2021)
Nearest beach	5.5 km	
Zadar, centre	14 km	

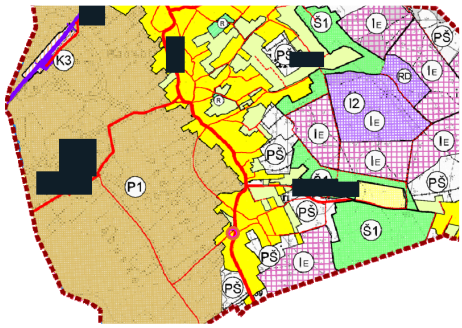
- **Aircraft noise:** The house is about 850 m beside the extended axis of the main runway (13/31), 5.4 km before its end. On landings from the south-east and take-offs to the south-east aircraft pass nearby; with a usual approach angle of 3° that would be about 280 m altitude (estimated). Check this during a viewing at flight times.
- **Road:** The plot lies directly on the through road. Expect through traffic.
- **Doctor in the village:** The register does not reliably show whether the practice takes new patients; please ask directly.
- **Without a car:** On weekdays the bus runs about every two to three hours, at weekends only once a day. A car is practically necessary.

6 Infrastructure, risks and zoning

Sources: regulator HAKOM, water authority Hrvatske vode, EU forest fire monitoring EFFIS, municipal zoning plan.

TOPIC	FINDING
Utilities	
Water R	Public water supply via the North Dalmatia regional water main. Please have the connection of this house proven with a bill from the supplier.
Sewage R	**No sewer for the village.** Until one is built, the zoning plan requires a sealed septic tank emptied by the municipal utility (Art. 96). With more than two flats or holiday apartments a modern treatment plant is mandatory.
Internet (fixed line) R	Area with 1–10 Gbit/s from one provider (HAKOM map); connection of this house not checked. Fibre roll-out announced for 2022–2023.
Mobile R	30–100 Mbit/s, several providers
Natural hazards	
Flooding R	Outside the flood areas shown on the map checked, even in the rarest scenario. Nearest mapped area 4.5 km to the east.
Forest fire O	**In 2025 about 320 ha burned**, the edge was 1.2 km to the east. In 2026 about 170 ha burned, 2.8 km to the north (fire on 15 Aug 2026; according to HRT no houses were threatened). Bushland borders the village to the south-east.
Zoning plan	
Plot R	In the building area of the village; a house is permitted.
What may be built D	Single-family house with at most two storeys plus basement, 7 m high, at most 30 % of the plot built up (Art. 22). In arithmetic terms up to about 350 m² footprint; what exactly counts is for an architect to clarify.
To the west R	Particularly valuable farmland (P1), no building planned.
South-east, from approx. 200 m R	**Large zone for solar parks (IE).** Panels must keep 50 m from the building area (Art. 39a). In 2024 still bushland in the aerial image.
North-east, 1.2–1.5 km R	Designated in the plan: trade (I2), recycling yard and construction waste landfill (RD); whether already in operation not checked
Nature protection R	The whole municipality lies in the Natura 2000 bird protection area Ravni kotari (Art. 105). Larger projects may need an appropriate assessment.
Existing nuisances O	No quarries, landfills or wind turbines found within 5 km in the map data checked
Drinking water protection R	No drinking water protection zone in the register checked (Hrvatske vode), nearest 4.7 km; whether a basement is permitted we have not checked

Marking: O observed (aerial image, measurement) · R register entry or official map · D derived from these · N not checked



Municipal zoning plan, map 1 "Land use" (excerpt approx. 3 × 2 km, house marked orange). Yellow: building area of the village; P1: valuable farmland; IE: solar parks; I2: trade; RD: recycling yard; PŠ, Š1: agriculture and forestry, forest. Source: ISPU/municipality; place names blacked out in the sample.

7 Method and sources

Aerial images	Digital orthophotos of the Državna geodetska uprava (DGU), years 2011, 2018, 2020, 2022 and 2024, map service geoportal.dgu.hr, retrieved 12–18 Nov 2026.
Cadastral map	Cadastral parcels service of the DGU (INSPIRE), api.uredjenazemlja.hr
Cadastre and land register	Public portal oss.uredjenazemlja.hr (Zadar cadastral office and land registry), as of 12 Nov 2026
Doctors	Register of contracted doctors of the health insurance fund HZZO (e-usluge.hzzo.hr), retrieved 18 Nov 2026
Surroundings	Overture Maps Foundation (places, addresses, transport, airport facilities; release 2026-10-21.0) and OpenStreetMap contributors; school: school's own information; kindergarten: 057info.hr; flight destinations: Wikipedia, as of 18 Nov 2026
Infrastructure and risks	HAKOM broadband and fibre maps (ekarta.hakom.hr); flood hazard maps and protected areas register of Hrvatske vode (servisi.voda.hr); burnt areas from EFFIS (Copernicus); HRT report of 15 Aug 2026; municipal zoning plan (PPUO), text as of 2021 and maps (zpu-zadzup.hr, ISPU); Liburnija bus timetable line 116; chamber of pharmacists HLJK; posta.hr; all retrieved 18 Nov 2026
Legal basis	Building Act (Zakon o gradnji, NN 153/13); Ordinance on simple and other structures (Pravilnik o jednostavnim i drugim građevinama i radovima)

Limits of this report

- Distances are in a straight line. Lengths in the aerial image are approximations (about ±1 m at 0.5 m per pixel); roof overhang, shadows and image distortion can increase the deviation.
- Aerial images are snapshots: we can only date changes to the period between two images.
- Aerial images only show what is visible from above. We do not check interior, condition or living area.
- The land register may change after the retrieval date. Before buying you need a current official extract.
- We are not estate agents and do not broker. We do not hand out owner data.

No legal advice. This report presents findings from public registers and aerial images. The legal assessment, for example of permits and entries, is for your lawyer or notary.

Aerial images and cadastral map: © Državna geodetska uprava. Surroundings data: © Overture Maps Foundation, © OpenStreetMap contributors.