

## ZADAR, ZATON - vila prvi red do mora, Nin, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: [info@dux-nekretnine.hr](mailto:info@dux-nekretnine.hr)  
First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
Mobile: 385 91 480 8808  
Phone: 385 51 518 174  
About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then because we like to stay in touch

even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	ZADAR, ZATON - vila prvi red do mora
Property for:	Sale
House type:	detached
Property area:	275 m <sup>2</sup>
Lot Size:	610 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	6
Bathrooms:	4
Price:	2,250,000.00 €
Updated:	Jul 05, 2024

### Condition

Newbuild:	yes
Built:	2023

### Location

Country:	Croatia
State/Region/Province:	Zadarska županija
City:	Nin
City area:	Zaton
ZIP code:	23232

### Permits

Building permit:	yes
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### Parking

Garage:	yes
Number of parking spaces:	2

### Description

Description:	ZADAR, ZATON - villa first row to the sea We are selling a beautiful villa under construction right on the beach. It consists of two floors and an organized garden.
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On the ground floor there are living rooms, rooms for household maintenance, a garage for two cars, a sunbathing area, a swimming pool and other facilities for daily activities. Private rooms are located on the first floor; 4 bedrooms with private bathrooms with access to a large balcony with a wonderful view of the sea. The house has a smart management system, which makes it easier to maintain the property and enjoy it more comfortably. Sisem Loxone Smart Home can be controlled via a switch, smartphone, tablet (remote access) or computer. The villa is equipped with a heat pump for heating and cooling with high energy efficiency and contributes to the great comfort of living. The internal heating and cooling units of the facility are placed in the suspended ceiling, which improves the visual identity of the facility's interior. Domestic hot water is also heated by a heat pump. This system contributes to the high energy efficiency of the villa itself, thus protecting the environment. In the garden there is an overflow heated pool. The pool is heated by a heat pump that is independent of the heat pump for heating and cooling the building. Dear clients, the agency commission is charged in accordance with the General Business Conditions  
[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 25046

### Additional contact info

Reference Number: 538424  
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