

## ZADAR,ZATON - Luksuzna vila 100 metara od mora, Nin, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: 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 - Luksuzna vila 100 metara od mora
Property for:	Sale
House type:	detached
Property area:	194 m <sup>2</sup>
Lot Size:	293 m <sup>2</sup>
Bedrooms:	10
Bathrooms:	4
Price:	1,300,000.00 €
Updated:	Jul 09, 2024

### Condition

Newbuild:	yes
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### Location

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



### Additional information

Energy efficiency:	In preparation
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### Parking

Number of parking spaces:	2
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### Description

Description:	ZADAR, ZATON - Luxury villa 100 meters from the sea The town of Zaton is an extremely popular tourist destination, given the beautiful beaches in the area and the proximity of the urban center of Zadar, which is only 15 km away. Right next to Zaton is the historic town of Nin, known for its many interesting historical and cultural monuments dating back to prehistoric times. For example, you can see the remains of the Roman forum there, and the remains of medieval and ancient Croatian war and merchant ships called kondurs were also found in Nin. In Nin there is also the longest sandy beach in Croatia called Kraljičina plaža. In the Nin lagoon there is also a locality with healing mud Peloid, whose beneficial properties
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were known even in Roman times. For sale is a luxurious villa in Zaton, just 100 meters from the sea. Its garden, designed with the same precision, emphasizes functionality and comfort. This villa offers an enchanting view of the sea and the surrounding greenery from anywhere inside it - from the ground floor, through the upper floor to the roof terrace. The total area of this property is 520 m<sup>2</sup>, including 194.23 m<sup>2</sup> of living space, 293 m<sup>2</sup> of garden, a children's playground of 62 m<sup>2</sup> and a 30 m<sup>2</sup> swimming pool. The interior of the villa is spread over two floors. The ground floor contains a living room with a dining room and a kitchen fully equipped with all appliances and accessories, a toilet and a storage room. Large glass sliding walls allow access from the dining room and kitchen to a spacious covered terrace with a large barbecue, next to which there is a heated swimming pool equipped with deckchairs and umbrellas. The courtyard near the pool also offers an outdoor shower, while a separate children's playground is equipped with a soft floor to ensure safety during children's activities. A staircase lined with quality oak wood 4 cm thick leads to the first floor, where there are four comfortable bedrooms, each with its own bathroom. Two rooms have access to the balcony with a view of the sea and nature around the house. Each room has been designed with special attention to comfort and practicality, equipped with custom-made furniture, while the master bedroom has its own wardrobe. The villa also has a partially covered roof terrace of 64.53 m<sup>2</sup>, providing additional space for relaxing, sunbathing and enjoying the wonderful panoramic view of the surroundings. Underfloor heating and wall-mounted air conditioners for cooling ensure a comfortable temperature in all rooms. This property is extremely special not only because of its architecture and decoration, but also because of the unique location that offers access to two types of beaches - pebble and sandy, and the proximity of shops, public transport, ATMs, as well as two cities: Nin and Zadar, emphasizes the practicality of the location, making this villa a perfect combination of exclusivity and practicality. 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: 26535

## Additional contact info

Reference Number: 556402  
Agency ref id: 26535