

## ZADAR, ZATON - Predivna kamena vila s grijanim bazenom, Nin, House



### Seller Info

Name: Agencija Dux nekretnine  
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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  
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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 - Predivna kamena vila s grijanim bazenom
Property for:	Sale
House type:	in sequence
Property area:	250 m <sup>2</sup>
Lot Size:	562 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	5
Bathrooms:	1
Price:	950,000.00 €
Updated:	Jun 08, 2024

### Condition

Last renovation:	2014
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### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes



### Additional information

Energy efficiency:	In preparation
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### Parking

Number of parking spaces:	3
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### Description

Description:	ZADAR, ZATON - Beautiful stone villa with heated pool Beautiful stone villa for
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sale in Zaton near Zadar. The total living area of the villa with all attachments is 250 m<sup>2</sup>, and it was built on a plot of 562 m<sup>2</sup>. The stone facade is harmoniously integrated into the Mediterranean environment with green vegetation and olive trees, and the rustically decorated interior faithfully reflects the Mediterranean ambience. The villa consists of a spacious living room, kitchen, dining room and toilet on the ground floor, and three bedrooms and a bathroom on the first floor. Two bedrooms have a balcony. The villa is air-conditioned, and there is a fireplace in the living room. In the spacious and completely fenced yard of the villa, there is a tavern and storage room, as well as a beautiful green garden with olive trees. There is a large heated pool and jacuzzi in the yard. Three parking spaces are available. The villa is only 500 m from the nearest beach Pliša in Zaton. The town of Zaton is an extremely popular tourist destination, given the beautiful beaches in the area and the proximity to 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 the prehistoric era. 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 were known even in Roman times. 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: 17051

### Additional contact info

Reference Number: 576333  
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