

## ZADAR, ZATON - Luksuzna vila s grijanim bazenom, Nin, House



### Seller Info

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Company Name: DUX NEKRETNINE d.o.o.  
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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 - Luksuzna vila s grijanim bazenom
Property for:	Sale
House type:	detached
Property area:	260 m <sup>2</sup>
Lot Size:	854 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	5
Bathrooms:	4
Price:	879,000.00 €
Updated:	Oct 19, 2024

### Condition

Newbuild:	yes
Built:	2020

### 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:	A
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### Parking

Number of parking spaces:	7
Covered parking space:	yes

## Description

Description:

ZADAR, ZATON - Luxury villa with heated swimming pool A beautiful newly built villa for sale in the picturesque town of Zaton near Zadar. This elegant villa with a stylish exterior and modern interior is built on a plot of 854 m<sup>2</sup>, providing complete isolation and privacy. With a total living area of 260 m<sup>2</sup>, this beautiful villa offers luxury and a stylish minimalist design that leaves no one indifferent. On the ground floor there is a spacious living room, dining room and kitchen in an open space concept, which is additionally emphasized by a large glass wall, providing the maximum amount of light during the day. There is an additional toilet on the ground floor, and on the first floor of the villa there are four bedrooms with attached bathrooms. All rooms are air-conditioned, and the villa also provides underfloor heating. All the joinery is aluminum, and the ground floor is dominated by porcelain tiles. The living room leads to a spacious yard and garden where there is a beautiful heated pool with salt water. The pool with an effective glass mosaic made of glass tiles with epoxy grout has a size of 32 m<sup>2</sup>, and the option of swimming against the current and a massage waterfall. In the yard there is also a tool room and a children's playground. The garden is decorated with three olive trees over a hundred years old, and a lawn irrigation system has been installed. Parking with 7 parking spaces, 2 of which are covered, is also available in the yard, which is completely fenced with a high wall. 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 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: 15676

## Additional contact info

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