

## ZADAR, ZATON - Moderna vila s grijanim bazenom u novogradnji, 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 - Moderna vila s grijanim bazenom u novogradnji
Property for:	Sale
House type:	detached
Property area:	230 m <sup>2</sup>
Lot Size:	511 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	5
Bathrooms:	5
Price:	760,000.00 €
Updated:	Jul 01, 2024

### Condition

Newbuild:	yes
Built:	2024

### 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:	4
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## Description

Description:

ZADAR, ZATON - Modern villa with a heated pool in a new building. A modern villa in a new building is for sale in Zaton near Zadar. The building with a total area of 230 m<sup>2</sup> was built on a plot of 511 m<sup>2</sup>. It consists of ground and first floor. On the ground floor there is a spacious living room, kitchen and dining room, bathroom and laundry room and an additional toilet. Upstairs there are four bedrooms with attached bathrooms and a terrace. In the spacious, completely fenced yard of the villa, there is a heated pool of 38 m<sup>2</sup> with counter-current swimming and a waterfall. In the yard there is also a summer kitchen with a barbecue, a garden and a private parking lot with four parking spaces. The facility is fully air-conditioned, and all rooms have underfloor heating via a heat pump. In the construction, high-quality materials were used, such as thermal insulation on the facade, 10 cm styrofoam, Spanish ceramics were used for floor coverings, sanitary ware from Voxort brand, and carpentry from Feal brand ALU-PVC with mosquito nets and shutters. The villa is located in a quiet part of Zaton, 1 km from the nearest beach. 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: 29120

## Additional contact info

Reference Number: 588822

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