

## ZADAR, NIN - Novogradnja! Jedinstveni stan s privatnim bazenom B4, Nin, Flat



### 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, NIN - Novogradnja! Jedinstveni stan s privatnim bazenom B4
Property for:	Sale
Property area:	110 m <sup>2</sup>
Floor:	1
Bedrooms:	3
Bathrooms:	3
Price:	395,000.00 €
Updated:	Jul 01, 2024

### Condition

Newbuild:	yes
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### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes

### Parking

Number of parking spaces:	1
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### Description

Description:	ZADAR, NIN - New construction! Unique apartment with private pool B4 We present to you a unique apartment with its own pool that offers luxury and comfort on 110.66 m <sup>2</sup> net and 192 m <sup>2</sup> gross space. This exceptional apartment is located in a quiet environment, just 300 meters from the sea, and offers a perfect balance of
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modern design and practicality. Upon entering the ground floor, you will be greeted by a spacious open space living room and kitchen, ideal for socializing and relaxing. The ground floor also includes a luxurious bathroom with an integrated Finnish sauna, perfect for relaxing after a long day. Upstairs there are two elegant bedrooms, each with its own en-suite bathroom, ensuring maximum privacy and comfort. The apartment comes with its own yard that has a separate entrance, which allows you complete privacy. Here you will find a swimming pool, outdoor kitchen and one parking space. The swimming pool is perfect for cooling off on hot summer days, while the outdoor kitchen allows you to enjoy alfresco meals. The apartment is equipped with the most modern technology and luxurious details: a heat pump and underfloor heating in all rooms, a parking space with an e-charger, a photovoltaic power plant of approx. 6.4 kW and a battery system for storing electricity of 10 kWh, video surveillance for additional security, solar sails for sun protection, Italian class I tiles and Portuguese cork floors in the bedrooms, decking in the yard, PVC joinery with triple glazing. All equipment is from renowned manufacturers such as Hoermann, Daikin, LG, Grohe and Eterlux, ensuring top quality and longevity. Additional options are available for a surcharge, such as a heat pump for pool heating, an automatic dispenser for pool disinfectants, a pool cleaning robot, a water softener/purification device, as well as an interior design and equipment management project. This apartment offers everything you need for a luxurious and comfortable life. The ideal combination of modern design, high-quality equipment and privacy makes it the perfect home for anyone looking for the best. Don't miss the opportunity to live the life of your dreams! Nin is a picturesque town located on the coast of the Adriatic Sea in Croatia, known for its rich history and natural beauty. As one of the oldest cities on the Croatian coast, Nin is proud of its archaeological sites, including ancient Roman ruins and the Church of the Holy Cross, known as "the smallest cathedral in the world". The city is surrounded by beautiful beaches, and its salt pans provide an insight into traditional salt production. Nin is also known for its healing mud, which attracts visitors seeking natural therapies. Charming narrow streets, rich cultural heritage and proximity to Zadar make Nin an ideal destination for visitors looking for a combination of history, nature and relaxation. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions. <https://www.dux-nekretnine.hr/opci-uvjeti-poslovanja> ID CODE: 30508

## Additional contact info

Reference Number: 609747

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