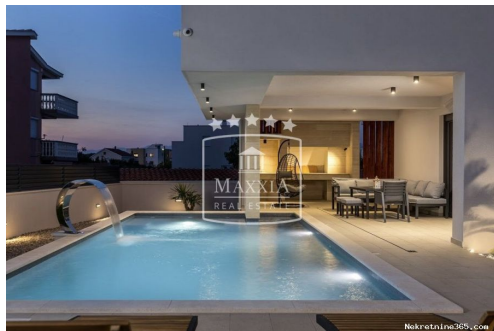


## Zaton - Luksuzna vila s bazenom; pogled more! Novogradnja! 1150000€, Nin, House



### Seller Info

Name: Maxxia Nekretnine  
First Name: Maxxia  
Last Name: Nekretnine  
Company Name: Maxxia d.o.o.  
Service Type: Selling and renting  
Website: <https://www.maxxia.hr>  
Country: Croatia  
Region: Zadarska županija  
City: Zadar  
ZIP code: 23000  
Address: J. Jurja Strossmayera 1A  
Mobile: 00385913399907  
Phone: 00385913399907  
About us: MAXXIA Real Estate is a signatory of Regulations for Real Estate Mediators and is registered in the Registry of Real Estate Mediators, and in the Directory of Authorised Real Estate Agents managed by Croatian Chamber of Economy. Maxxia Real Estate services for our clients:  
Real estate buying and selling  
Pre-contract and purchase contract consulting  
Verification and coordination of ownership and proprietary status  
Real estate legal verification  
Marketing elaboration and presentation of real  
Expert assessment of real estate value  
Legal services in cooperation with authorized law office  
Official entries in land registry and cadastral records  
Services of all other experts for purchase procedure

Real estate rental  
Real estate maintenance  
100/2016

Reg No.:

## Listing details

### Common

Title: Zaton - Luksuzna vila s bazenom; pogled more! Novogradnja! 1150000€  
Property for: Sale  
House type: detached  
Property area: 350.0 m<sup>2</sup>  
Lot Size: 326.0 m<sup>2</sup>  
Bedrooms: 8  
Bathrooms: 4  
Price: 1,150,000.0 €  
Updated: Sep 11, 2024

### Condition

Newbuild: yes  
Condition: Kept  
Built: 2022

### 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

Infrastructure: Water, Air conditioner, Black pit



### Parking

Number of parking spaces: 2

## Description

Description:

Zaton A beautiful luxury villa of 350m<sup>2</sup> with a swimming pool and a roof terrace with a view of the sea. The villa is located on a plot of 466m<sup>2</sup>. It is separated from the main road, 190m away from the sea; it is located in a quiet area ideal for rest and relaxation. Ground floor: - kitchen with a dining room, - pantry, - living room, - separate shower connected to the sauna and the gym, - toilet, - the main staircase leading to the mezzanine floor with a laundry room and a boiler room. First floor: - two bedrooms with bathrooms - one bedroom with a bathroom and a walk-in closet The roof terrace has an additional room with a kitchen. It is surrounded by a dark glass fence that fits perfectly with the anthracite color of the woodwork. The house is sold fully furnished and equipped. Heating and cooling takes place through high-quality air conditioning devices. The bathrooms, kitchen, living room and the dining room have electric underfloor heating. Other information on request. Brokerage fee in accordance with the General Terms and Conditions. The entire purchase/sale process is managed by our authorized law office. **TOUR OF THE PROPERTY INSURED 7/7 DAYS BY PRIOR ARRANGEMENT!**

## Additional contact info

Reference Number: 637769  
Agency ref id: K-3970-004  
Contact phone: +385 (91) 606-0516