

Zadar, Zaton kuća s umjetničkim detaljima, 80 m od mora, Nin, House



Seller Info

Name: Kaiser Immobilien
First Name: Kaiser
Last Name: Immobilien
Company Name: Kaiser Immobilien d.o.o.
Service Type: Selling and renting
Website: <https://kaiser-immobilien.hr/>
Country: Croatia
Region: Primorsko-goranska županija
City: Opatija
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About us: The professional team of experts for exclusive real estate of the agency KAISER IMMOBILIEN becomes a partner for clients in a pleasant, undisturbed, discreet and intimate atmosphere. We strive to meet the highest standards and with great commitment we find the perfect property for you. With our expertise, dedication, our instinct and knowledge of the regional market, you can build your dream property in the locations of Kvarner, Istria, Dalmatia and the whole of Croatia. We advise you from the first appointment to the conclusion of the contract and beyond. Each client is approached individually with maximum trust.

The founders of the agency are Silviya Panuccio and Dean Luić.

Leave it to our team of experts who know every challenge on

the way to the best real estate.

Our focus is quality, safety and finding the perfect property for the money invested.

Reg No.: 133/2024

Listing details

Common

Title:	Zadar, Zaton kuća s umjetničkim detaljima, 80 m od mora
Property for:	Sale
House type:	detached
Property area:	176 m ²
Lot Size:	197 m ²
Bedrooms:	4
Bathrooms:	3
Price:	345,000.00 €
Updated:	Nov 11, 2024

Condition

Built: 1998

Location

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

Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes



Additional information

Energy efficiency: In preparation

Description

Description: Zadar, Privlak House with artistic details, 80 m from the sea Kaiser Immobilien offers a detached house in a quiet area of Zaton, perfect for families and investors looking for a property in the immediate vicinity of the sea. The house is only 80

meters from the coast and is located on a plot of 305 m², while the living space comprises 172 m² distributed over the ground floor and one floor. On the ground floor there is a spacious living room decorated in a minimalist style, with an emphasis on handmade furniture. The stone wall inside the living room creates an impressive visual effect, adding character and sophistication to any corner. A special atmosphere is created by the artistic photographs of the world-famous photographer Stephan Lupin, whose works ennoble the space and add artistic value to this property. The kitchen and dining room are equipped with a dining table and chairs made of solid wood, which adds to the impression of authenticity. As part of the living room, there is also an elegantly designed fireplace, which gives the space a special charm and warmth. Chimney is not only an aesthetic element, but also a functional detail that provides an additional possibility of heating and creates a pleasant environment during the colder months. Located in the heart of the living room, the fireplace contributes to the feeling of a homely atmosphere and invites relaxation in a warm and pleasant environment. This addition makes the house the perfect choice for anyone who wants to enjoy comfort, functionality, and at the same time is looking for a space with personality and character. The dining room has direct access to a covered terrace equipped with a comfortable set for sitting and relaxing. There is also a comfortable bedroom and a bathroom on the ground floor. The spacious yard leaves enough space for the potential construction of a swimming pool, which would further increase the value of the property. Internal stairs lead to the upper floor, where there are two modern studio apartments. Each apartment has its own private balcony with a seating set, providing the perfect space to relax and enjoy quiet moments. The apartments are decorated in accordance with the ground floor, furnished in the same minimalist style and additionally enriched with works of art by Lupin. The spacious yard offers the possibility of building a swimming pool, which will certainly raise the quality of life and further increase the value of the property. In addition, there is the possibility of expanding the building through the creation of external scales, which provides flexibility in planning further spaces. The house was built with a combination of high-quality block and stone, which gives it solidity and durability, but also a rustic aesthetic value. The windows are made of PVC with aluminum shutters, which provides excellent insulation and long-term protection from external influences. In each housing unit there are air conditioners that enable cooling and heating, providing comfort throughout the year. The floors are covered with ceramic tiles and laminate, which makes this house modern and practical to maintain, while at the same time giving a visually pleasing and aesthetically harmonious impression. This house is sold fully furnished, and the handmade furniture, as well as the works of a renowned photographer, represent an added value. The house represents a perfect combination of functionality and art and is an ideal property for anyone looking for a special home or investment near the sea. The house is located in a quiet part of Zaton, surrounded by a pine forest that provides additional privacy and peace, while the fresh air and greenery contribute to a relaxing ambience. All necessary facilities for everyday life - such as shops, restaurants and other services - are only a few minutes' walk away, which makes

this location very practical and desirable for family life or vacation. Zaton, located a few kilometers from Zadar, is one of the most famous settlements on the Zadar Riviera. It is a typical example of a small but lively coastal settlement that combines rich history, natural beauty and an authentic Mediterranean atmosphere. Beaches: Jaz-Vruljica Beach: 2.8 km Plišo- Ploče Beach: 230 m Punta Beach: 900 m Zaton Holiday Resort: 2.7 km Bilotinjak Beach: 6.5 km Proximity to amenities: Zaton-Privlaka: 7 km Zaton-Nin: 8 km Zaton - Zadar: 14.6 km. of the buyer is 3% +VAT and is paid in the case of real estate purchase, at the conclusion of the first legal deed. ID CODE: For more detailed information, please contact: Nina Fabijan Tel: +385 955046197 E-mail: nina@kaiser-immobilien.hr ID CODE: 128-010

Additional contact info

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