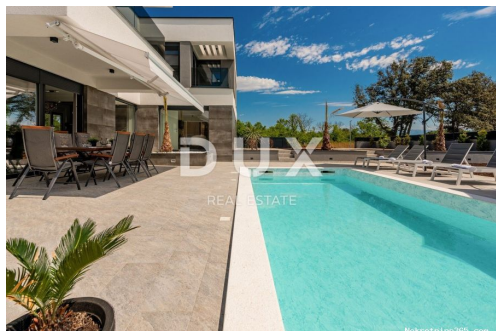


## ZADAR, ZATON - Prekrasna luksuzna vila s grijanim bazenom, Nin, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: 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 - Prekrasna luksuzna vila s grijanim bazenom
Property for:	Sale
House type:	detached
Property area:	192 m <sup>2</sup>
Lot Size:	740 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	5
Bathrooms:	4
Price:	1,150,000.00 €
Updated:	Nov 14, 2024

### Condition

Newbuild:	yes
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



### Parking

Number of parking spaces:	4
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### Description

Description:	ZADAR, ZATON - A beautiful luxury villa with a heated pool A modern luxury villa in a new building is for sale in Zaton near Zadar in Northern Dalmatia. The villa is 500 m from the seashore, and the isolated position of this object allows
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complete peace and privacy. The building was built on a plot of 740 m<sup>2</sup>. The gross area of the villa is 220 m<sup>2</sup>, and the net area is 185 m<sup>2</sup>. On the ground floor there is a designer living room with a large glass wall, a dining room and an open space kitchen. On the ground floor there is also one bedroom with a bathroom, an additional toilet, and a storage room, i.e. a laundry room. On the first floor there are three more bedrooms and bathrooms. The interior of the villa, in addition to contrasting colors and contemporary design, stands out with an effective play of light and shadow in all rooms. All rooms are air-conditioned, and floor heating is carried out through both floors of the villa. The living room leads to the spacious courtyard of the villa, where there is a beautifully landscaped garden, a heated pool of 30 m<sup>2</sup> and an outdoor shower. For the youngest, there is also a children's playground, and an outdoor dining table and an outdoor grill are at your disposal. 4 parking spaces are also available in the completely fenced yard. The town of Zaton is an extremely popular tourist destination, given the beautiful beaches in the area and the proximity to 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: 15231

### Additional contact info

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