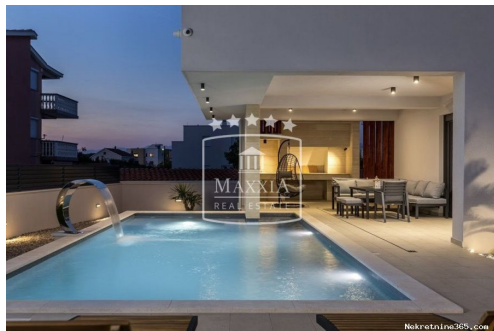


Zaton - Luksuzna vila s bazenom; pogled more! Novogradnja! 1150000€, Nin.Дом

:	Maxxia Nekretnine
Имя:	Maxxia
Фамилия:	Nekretnine
Название компании:	Maxxia d.o.o.
Service Type:	Selling and renting
Вебсайт:	<a href="https://www.maxxia.hr">https://www.maxxia.hr</a>
Страна:	Croatia
Region:	Zadarska županija
City:	Zadar
почтовый код:	23000
Адрес:	J. Jurja Strossmayera 1A
Mobile:	00385913399907
Phone:	00385913399907
О нас:	<p>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:</p> <ul style="list-style-type: none"><li>Real estate buying and selling</li><li>Pre-contract and purchase contract consulting</li><li>Verification and coordination of ownership and proprietary status</li><li>Real estate legal verification</li><li>Marketing elaboration and presentation of real</li><li>Expert assessment of real estate value</li><li>Legal services in cooperation with authorized law office</li><li>Official entries in land registry and cadastral records</li><li>Services of all other experts for purchase procedure</li></ul>

Real estate rental  
Real estate maintenance  
Reg No.: 100/2016

## Детали объявления

### Общее

Заголовок: Zaton - Luksuzna vila s bazenom; pogled more! Novogradnja! 1150000€  
Недвижимость для: Vendita  
Тип дома: отдельный  
Квадратных футов: 350.0 m<sup>2</sup>  
Размер участка: 326.0 m<sup>2</sup>  
Спальни: 8  
Ванные комнаты: 4  
Цена: 1,150,000.0 €  
Размещено: 11.09.2024

### Состояние

Новостроенная: да  
Состояние: Поддерживается  
Построенный: 2022

### Месторасположения

Страна: Croatia  
Государство / Регион / Область: Zadarska županija  
Город: Nin  
Площадь города: Zaton  
Poštanski broj: 23232

### Разрешения

Разрешение на строительство: да  
Свидетельство о собственности: да

### Дополнительная

Инфраструктура: Вода, Кондиционер, Отстойник



### Парковка

Количество  
парковочных мест: 2

## Описание

Дополнительная  
информация:

Zaton Luksuzna vila površine 350m<sup>2</sup> s bazenom, krovnom terasom i pogledom na more. Vila je smještena na parceli površine 466m<sup>2</sup> Odvojena je od glavne prometnice, 190m od mora te se nalazi na mirnom području idealnom za odmor. Prizemlje: - kuhinja s blagovaonicom, - ostava, - dnevni boravak, - odvojen tuš povezan sa saunom i teretanom, - toalet, - glavno stepeništa koje vodi do poluetaže gdje su smješteni praonica i kotlovnica. Prvi kat: - dvije spavaće sobe s pripadajućim kupaonicama, - jedna spavaća soba s kupaonicom i walk-in ormarom. Krovna terasa ima dodatnu prostoriju s kuhinjom, ograđena je tamnom ogradom od stakla koja idealno pristaje uz antracit boju stolarije. Kuća se prodaje kompletno namještena i opremljena. Grijanje i hlađenje odvija se preko visokokvalitetnih klimatizacijskih uređaja. Kupaonice, kuhinja, dnevni boravak i blagovaonica imaju podno grijanje na struju. Dodatne informacije na upit. Agencijska naknada sukladno Općim uvjetima poslovanja. Cjelokupni kupoprodajni proces vođen od strane našeg ovlaštenog Odvjetničkog tima **OBILAZAK NEKRETNINE OSIGURAN 7/7 DANA PO PRETHODNOM DOGOVORU!** 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!** Zaton Eine schöne Luxusvilla von 350m<sup>2</sup> mit Swimmingpool und Dachterrasse mit Meerblick. Die Villa befindet sich auf einem Grundstück von 466m<sup>2</sup>. Es ist von der Hauptstraße getrennt, 190 m vom Meer entfernt; es liegt in einer ruhigen Gegend, ideal zum Ausruhen. Erdgeschoss: - Küche mit Esszimmer, - Speisekammer, - Wohnzimmer, - separate Dusche verbunden mit Sauna und Fitnessraum, - Toilette, - die Haupttreppe, die zum Zwischengeschoss führt, wo sich die Waschküche und der Heizraum befinden. Erster Stock: - zwei Schlafzimmer mit Bad - ein Schlafzimmer mit Bad und begehbarem Kleiderschrank Die Dachterrasse hat einen zusätzlichen Raum mit Küche. Sie ist von einem dunklen Glaszaun umgeben, der perfekt zu der anthrazitfarbenen Holzverkleidung passt. Das Haus wird komplett möbliert und ausgestattet

verkauft. Die Beheizung und Kühlung erfolgt über hochwertige Klimageräte. Die Bäder, Küche, Wohn- und Esszimmer verfügen über eine elektrische Fußbodenheizung. Weitere Informationen auf Anfrage. Die Maklergebühr gemäß den Allgemeinen Geschäftsbedingungen. Der gesamte Kauf-/Verkaufsprozess wird von unserer autorisierten Anwaltskanzlei verwaltet. **BESICHTIGUNG DER IMMOBILIE 7/7 TAGE NACH VORHERIGER VEREINBARUNG! MAXXIA REAL ESTATE NEKRETNINE J. Jurja Strossmayera 1A, 23000 Zadar MAXXIA Info office Trg Stjepana Radića 25 STARIGRAD PAKLENICA Contact: +385 91 606 0516 + 385 (0)23 227 556 (8h-14h radnim danima) info@maxxia.hr info.maxxia@gmail.com <https://maxxiarealestate.com/>**

### Дополнительная контактная информация

Внутренний контрольный номер: 637769  
Agency ref id: K-3970-004  
Контактный телефон: +385 (91) 606-0516