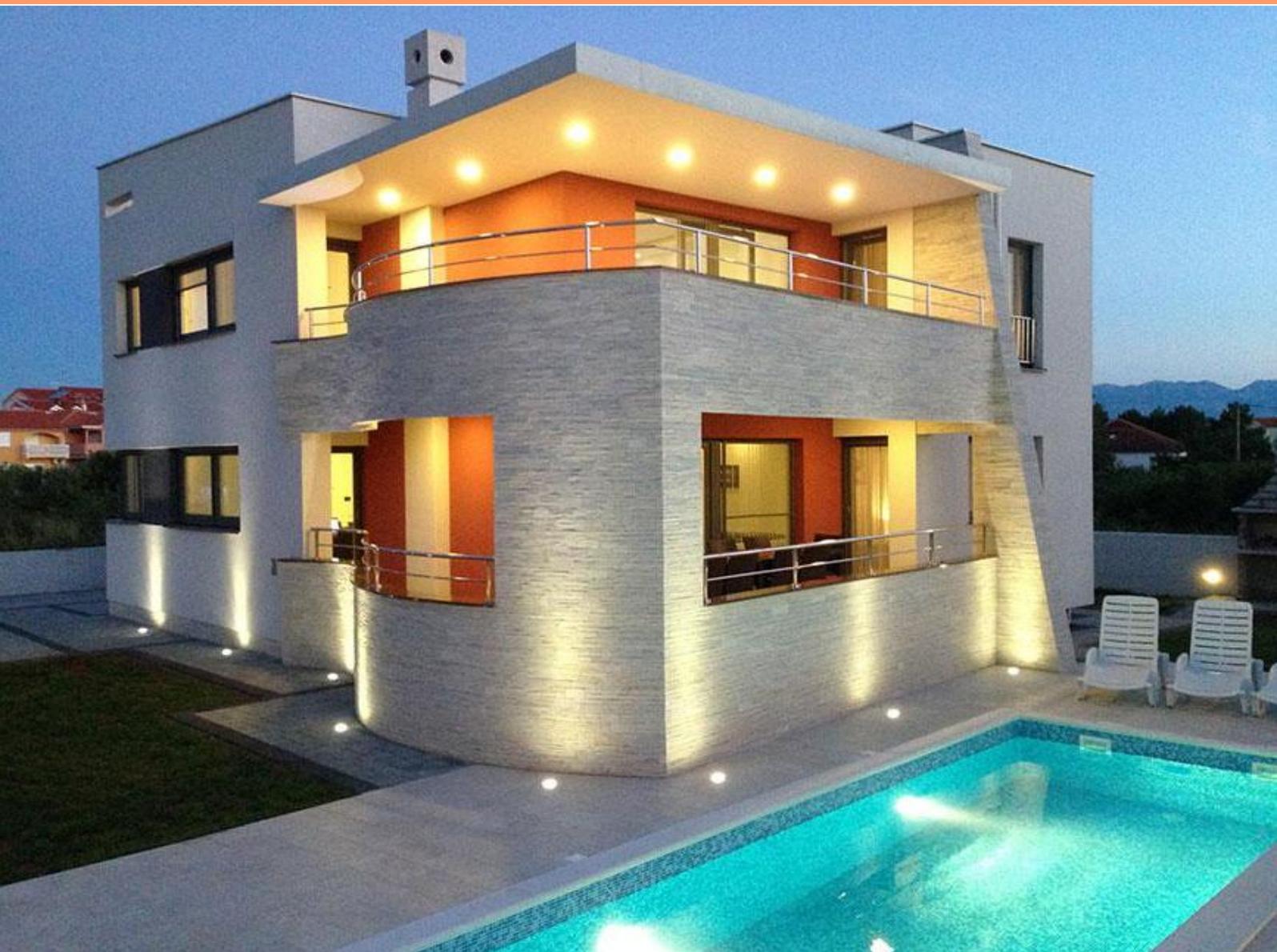


# Villa

Zadar, Nin, Dalmatia



<b>Ref</b>	RE-LB10364U
<b>Type</b>	Villa
<b>Region</b>	Dalmatia > Zadar
<b>Location</b>	Zadar, Nin
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	120 m
<b>Floorspace</b>	380 sqm
<b>Plot size</b>	798 sqm

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adrionikainfo@gmail.com  
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Zadar, Nin, Dalmatia



<b>No. of bedrooms</b>	6
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 1 200 000

# Villa

## Zadar, Nin, Dalmatia



***Beautiful modern villa with traditional stone elements in a small and quiet place in the vicinity of Zadar!***

***Excellent location! Sea views! Only 120 meters from the sea!***

The villa offers 380 sqm of living space, with 798 sqm of garden with private swimming pool.

Ground floor: spacious living room with dining room and kitchen, three bedrooms, two bathrooms and a large covered terrace.

First floor: children's playroom, three more bedrooms, two bathrooms and a large covered terrace with great sea views.

The villa is fully equipped with new modern furnishings. Each floor has two air-conditioning units. The heating system is currently using a pellet furnace, but there is a possibility to install the fireplace.

In the yard there is a swimming pool of 24 sqm, barbecue and facilities for children.

The villa has external video surveillance and four parking spaces in the yard.

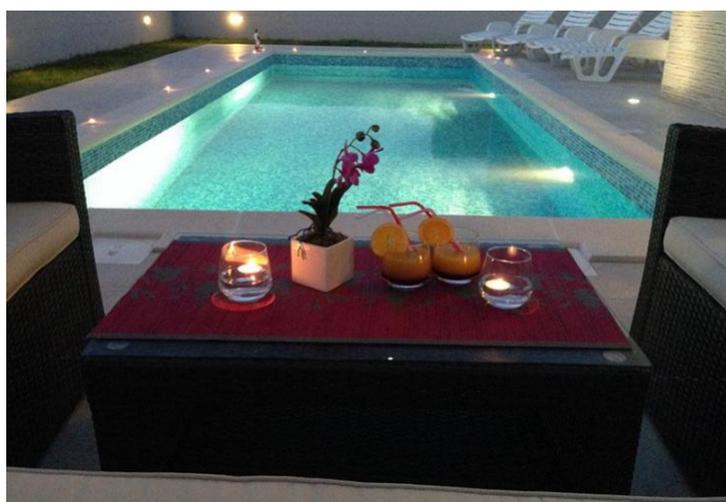
It is sold completely furnished.

Apart from the excellent atmosphere provided by the villa itself, it is a great advantage of the near sandy beach which is just 150 meters away, and certainly close to the city of Zadar, famous for its historical heritage and gastronomical exclusivities.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

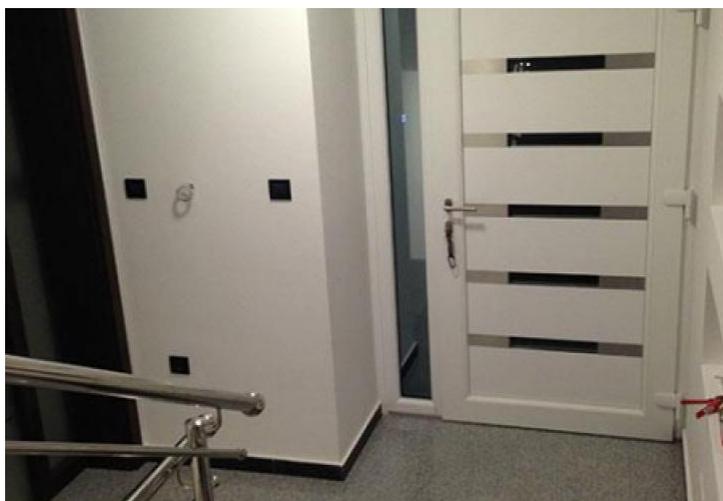
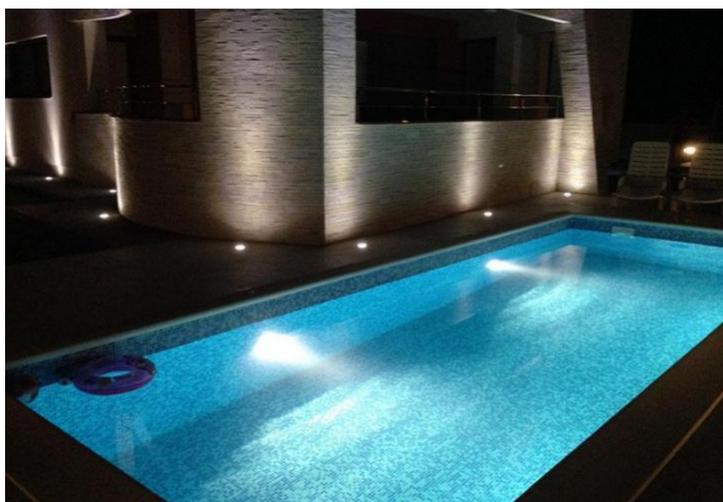
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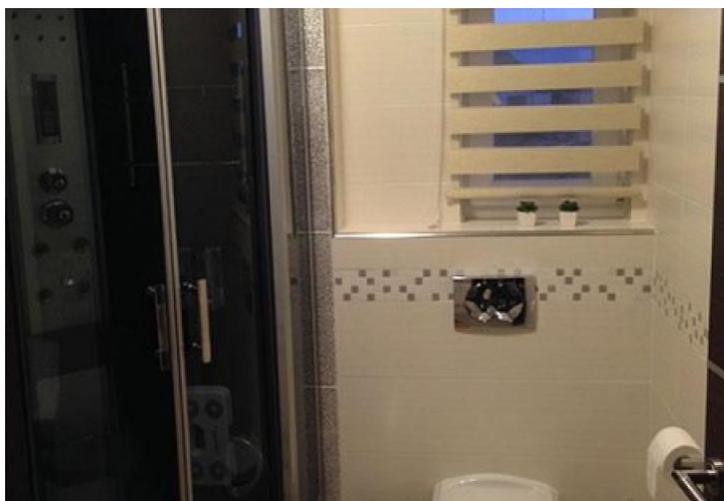
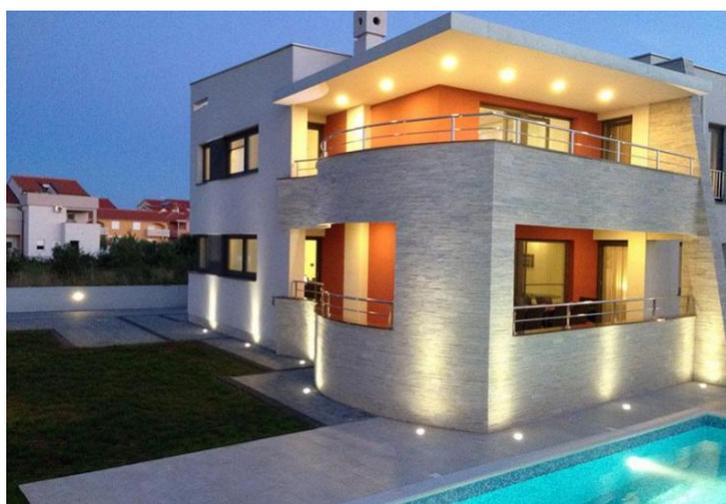
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