

Villa

Zadar, Dalmatia



Ref	D-72040
Type	Villa
Region	Dalmatia > Zadar
Location	Zadar
Front line	No
Sea view	Yes
Distance to sea	100 m
Floorspace	277 sqm
Plot size	632 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	€ 1 125 000

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Elegant new villa with swimming pool in Nin area, just 100 meters from the sea, in close proximity to the sandy beach, so rare in Croatia - "Queen's beach"!

Total surface of villa will be 277 sq.m. land plot is 632 sq.m.

The villa will be built in 2022 in a contemporary construction style to accommodate a maximum of 8 people, and it consists of a ground floor and an upper floor

The villa is fully air-conditioned, and on the ground floor, you will relax in the living room, which consists of two sofas, an armchair, a TV, and a coffee table. Near the living room, there is also a modern, high-gloss kitchen, with a bar and 4 bar stools, where you will happily prepare delicious meals for family and friends. There is also a dining room with a dining table for 8 people, next to which there are stairs leading to the upper floor, plus one bedroom with a double bed and an en suite bathroom with a shower cabin.

On the upper floor, there are 3 more bedrooms with double beds, which also have en suite bathrooms with shower cabins, and one of the mentioned bedrooms also has a wardrobe.

From the balcony, on the 1st floor, you will enjoy the view of the sea while drinking your morning coffee on the sofa or meditating.

Additional facilities that will be of use to you during your stay are a washing machine, a dryer, and an iron, and if the youngest is coming on vacation with you, a feeder and a baby cot are at your disposal.

On the outdoor terrace, you will certainly spend most of your time having fun and swimming in the pool, next to which there are 8 deckchairs for sunbathing.

There is also a covered dining table for 8 people on the terrace, and you can prepare delicious Dalmatian dishes on the outdoor charcoal or wood grill. In the lounge area, you can enjoy evening gatherings until late at night.

The courtyard of the villa is completely fenced and has a beautifully landscaped garden, and offers private parking spaces.

The villa is located in a unique position that will surely delight you, and nearby there are cafes and restaurants where you can try the excellent gastronomic offer.

Nin is a city where you will have the opportunity to explore the old city center, which houses the Museum of Nin Antiquities, the first Salt Museum in Croatia, and the church of St. A cross from the 9th century that bears the name of the smallest cathedral in the world. The church is designed so that it can track the position of the Sun and be used as a calendar and sundial.

Advantages of the villa:

- heated swimming pool of 38 sq.m.
- BBQ zone and outdoor dining
- roof isolated with TPO foil

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- facade ETICS – insulation 10 cm, part of facade covered with composite wood new generation – Twix Teak (UltraShield® by company Déco)
- PVC profiles, german profiles REHAU Synego (80 mm, 7 chambers, triple sealing)
- lift-sliding panoramic windows
- triple glass with 2 low-E premaza
- coefficient $U_w=1,3 \text{ W/m}^2\text{K}$
- heating and cooling with Multi-split air-air system
- microcement technology, in bedrooms oak parquet 1st class
- bathrooms with microcement technology
- interior stairs with security glass, yard fence with security glass, security cameras
- videophone, SAT / TV / internet, electric car charger

Highly recommended!

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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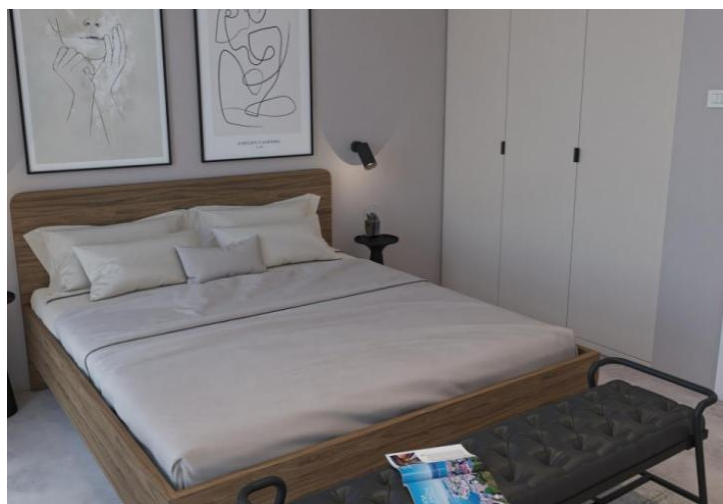
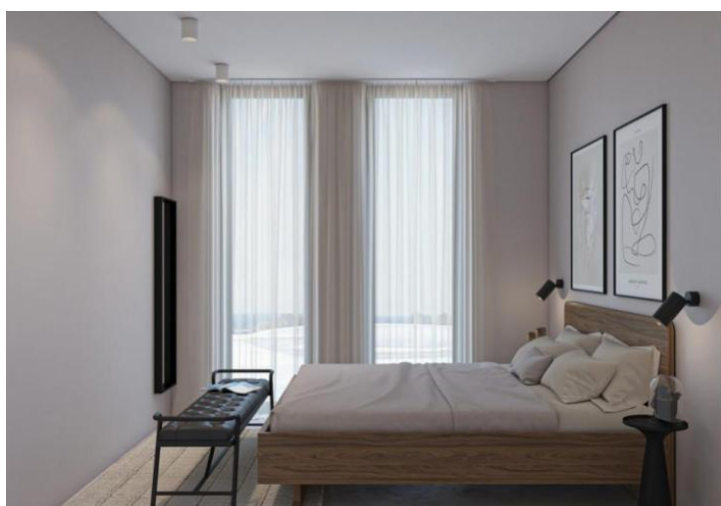
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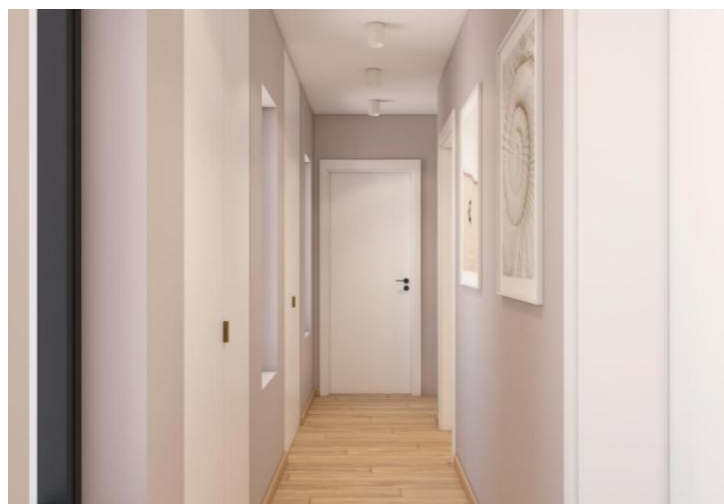
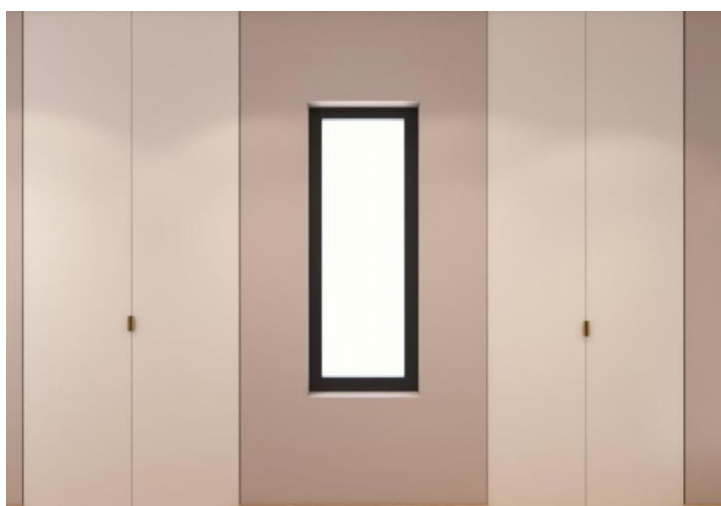
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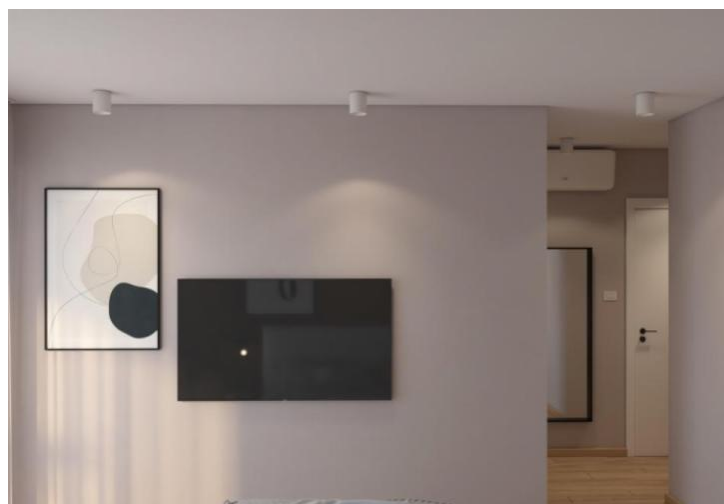
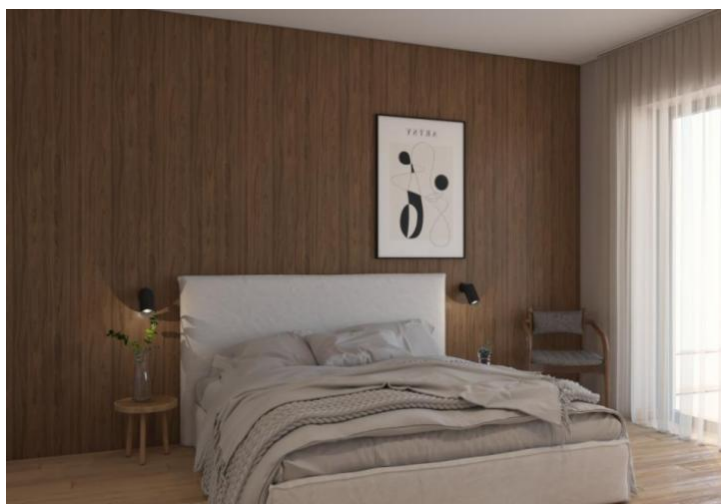
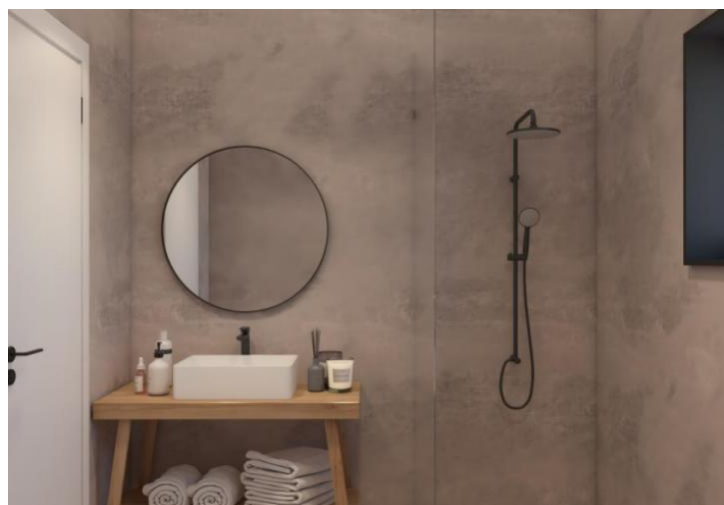
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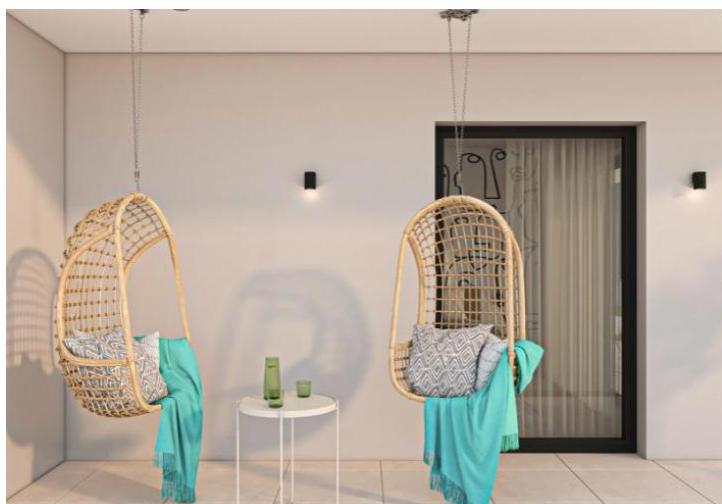
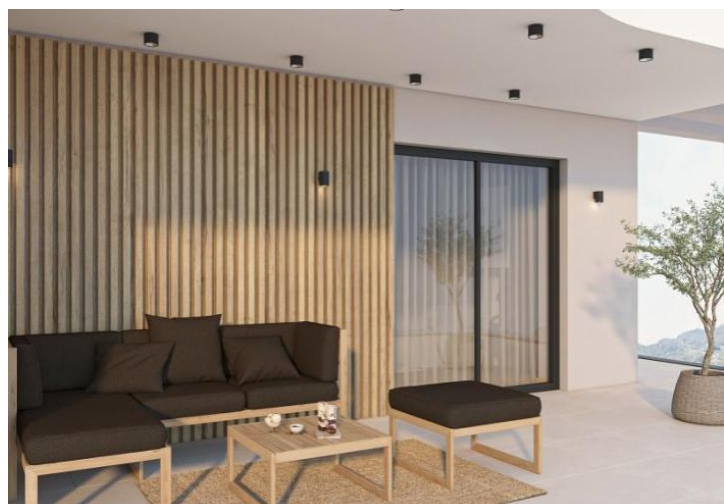
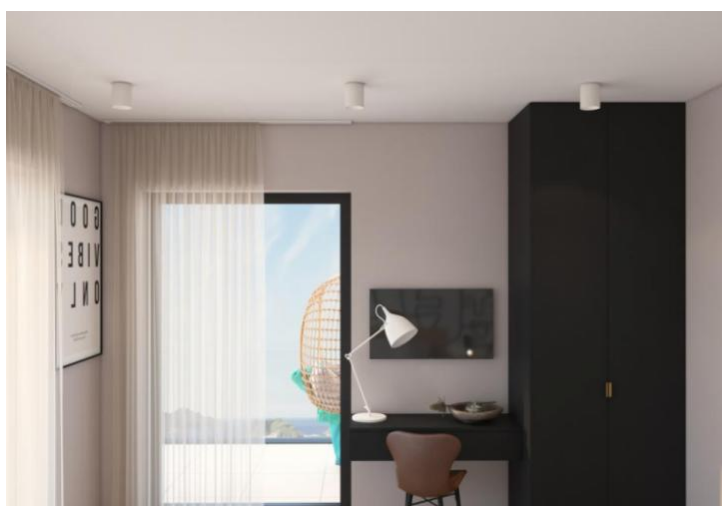
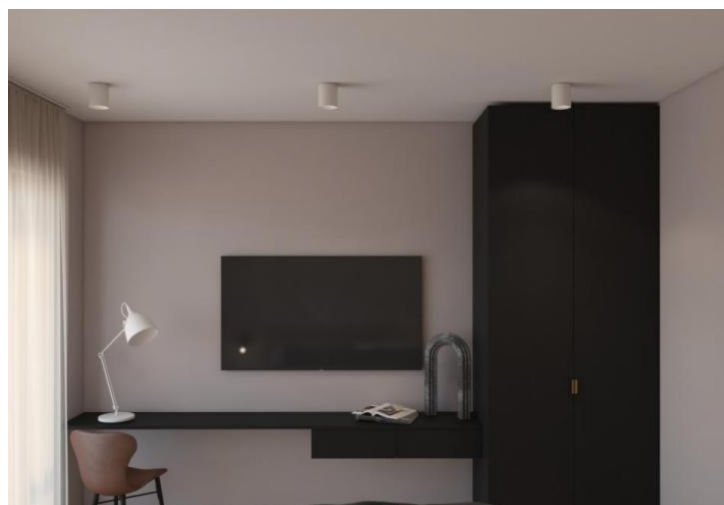
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