

Villa

Nin, Dalmatia



Ref	RE-LB-30051
Type	Villa
Region	Dalmatia > Zadar
Location	Nin
Front line	No
Sea view	No
Distance to sea	500 m
Floorspace	160 sqm
Plot size	553 sqm
Price	€ 570 000

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This new modern villa, spanning 160 square meters, is a sanctuary for those who prize both privacy and comfort, mere 500 meters from the beaches in Nin area.

Upon entering the ground floor, one is greeted by a spacious living room, seamlessly connected to a well-appointed kitchen and dining area. The open layout allows for an uninterrupted flow of light, offering splendid views and easy access to the covered terrace, a haven for relaxation throughout the year. Here too, practicality reigns supreme, with a well-designed bathroom, storage room, outdoor lavatory, and a sauna awaiting the weary.

Ascending to the upper floor, we find three bedrooms, each boasting the luxury of its own private bathroom, a feature certain to satisfy even the most discerning of tastes.

Set on a land plot of 553 square meters, the villa's grounds are no less impressive.

A 32-square-meter swimming pool lies at the heart, flanked by a furnished sunbathing area and an outdoor shower. For those with grander aspirations, preparations have been made for an outdoor jacuzzi. Two parking spaces complete the picture of this meticulously designed property.

No detail has been overlooked in the villa's construction. Reinforced concrete provides its steadfast structure, while high-efficiency thermal insulation and triple-glazed PVC windows ensure both comfort and energy efficiency. Electric shutters and mosquito nets guard against the elements. Inverter air-conditioning units, one in each room and in the living area, maintain a temperate environment. The floors are adorned with top-quality ceramic tiles, and the bathrooms feature only the finest sanitary ware. The villa's heating is powered by a Vaillant heat pump, providing underfloor warmth, while the heated pool enjoys the benefit of a dedicated heat pump system, ensuring that every dip is one of luxury.

Indeed, this villa is more than a home—it is a retreat from the world, where modern conveniences blend seamlessly with refined living.

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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Price per m²:
3563 €

Average price/m² of this type
in this region:
4468 €

Median price/m² of this type
in this region:
4061 €

Average price/m² of this type
in Croatia:
4349 €

Median price/m² of this type
in Croatia:
3861 €

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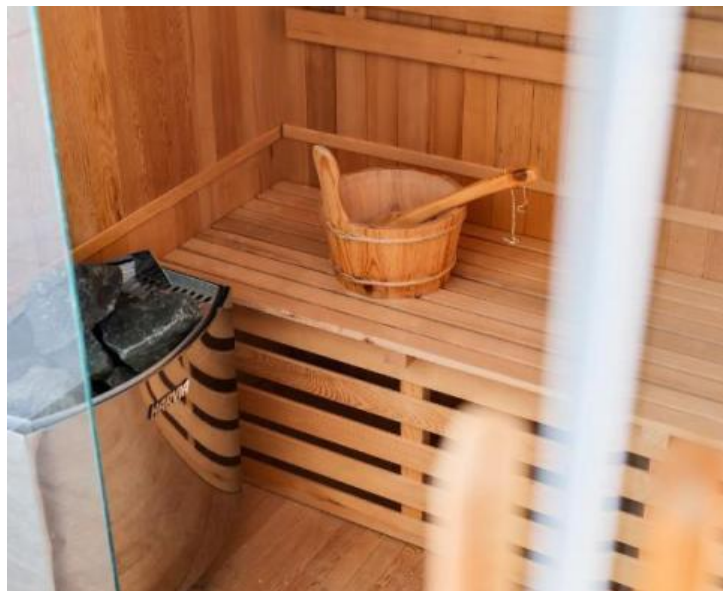
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