

Villa

Nin, Dalmatia



Ref	RE-LB-IRO1740
Type	Villa
Region	Dalmatia › Zadar
Location	Nin
Front line	Yes
Sea view	Yes
Distance to sea	5 m
Floorspace	264 sqm
Plot size	590 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	€ 2 150 000

Awesome contemporary villa on the 1st line to the sea!

In the picturesque village near Nin, nestled within the enchanting Dalmatian landscape, just a stone's throw from the historic city of Zadar, a modern and elegant villa is rising beside the pristine beach.

Among the accolades of Nin is the claim to Croatia's longest beach, the famous Kraljičina Beach, also known as the Queen's Beach.

This exquisite villa boasts a spacious living area of 264 square meters, thoughtfully distributed across two levels, all set within the generous embrace of a 590-square-meter plot of land.

Upon the ground floor of this villa, you'll discover a seamless blend of living spaces, utility rooms, a capacious two-car garage, a sun-drenched sunbathing area, a heated swimming pool, and an array of facilities to enhance your daily life.

Venturing to the upper floor, you'll find four meticulously appointed bedrooms, each graced with its private en-suite bathroom. These bedrooms offer access to a sweeping balcony, offering captivating views of the tranquil sea.

To infuse modern convenience into this villa, a sophisticated smart management system has been integrated, powered by the Loxone Smart Home system. This technological marvel simplifies property maintenance and ensures an unparalleled and comfortable living experience. With controls at your fingertips through switches, smartphones, tablets, or your computer, managing your villa has never been more intuitive.

To regulate the climate, the villa relies on an energy-efficient heat pump, which masterfully oversees both heating and cooling. The internal units that work tirelessly to maintain the desired temperature are thoughtfully concealed within the suspended ceiling, thereby enhancing the overall aesthetics of the interior.

Even the hot water for your daily needs is heated with remarkable efficiency, thanks to the heat pump. This sustainable approach further augments the villa's already impressive energy efficiency, demonstrating a steadfast commitment to environmental conservation.

This splendid and elegant villa stands as the quintessential choice for those who seek a serene, exclusive, and high-quality living environment. Those with a desire to own a luxurious beachfront property will find their dreams met here in full measure.

With every detail meticulously designed, this villa promises to offer a serene sanctuary by the sea, where modern luxury and timeless beauty converge in perfect harmony.

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

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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:
8144 €

Average price/m² of this type
in this region:
5025 €

Median price/m² of this type
in this region:
5440 €

Average price/m² of this type
in Croatia:
7957 €

Median price/m² of this type
in Croatia:
6667 €

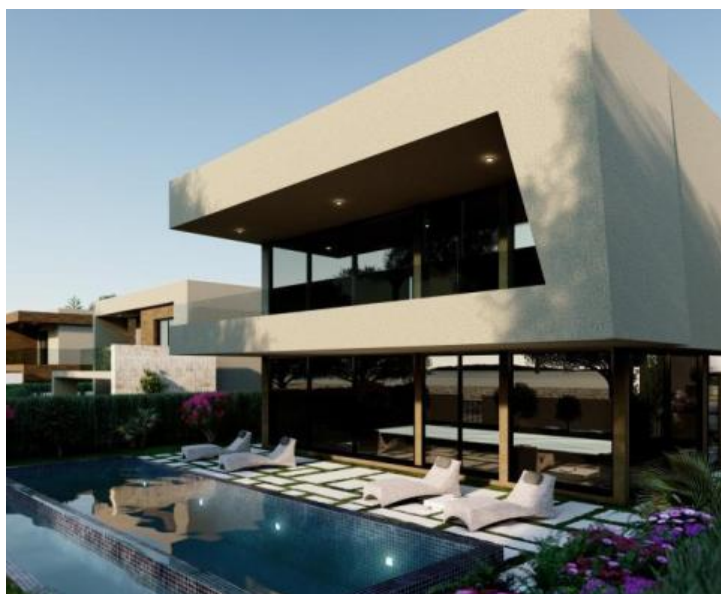
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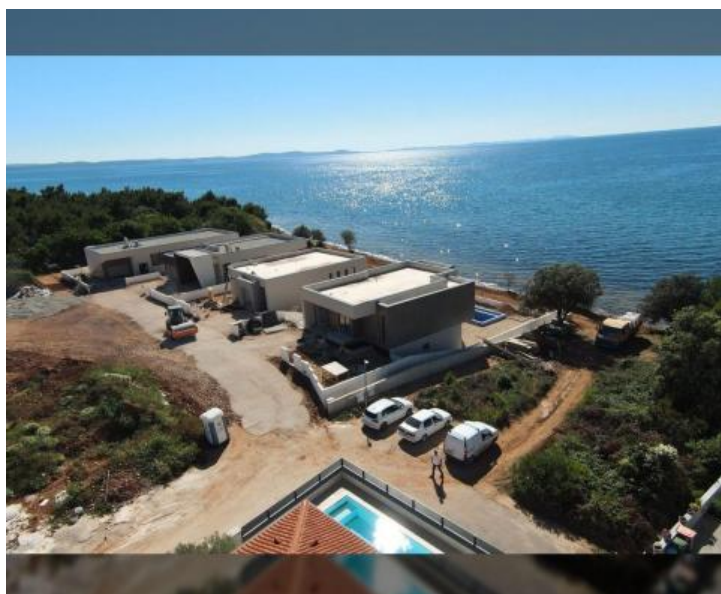
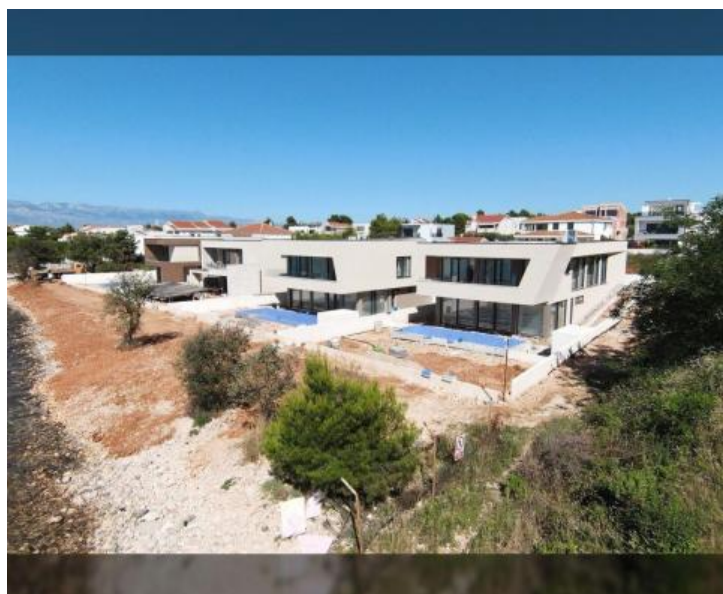
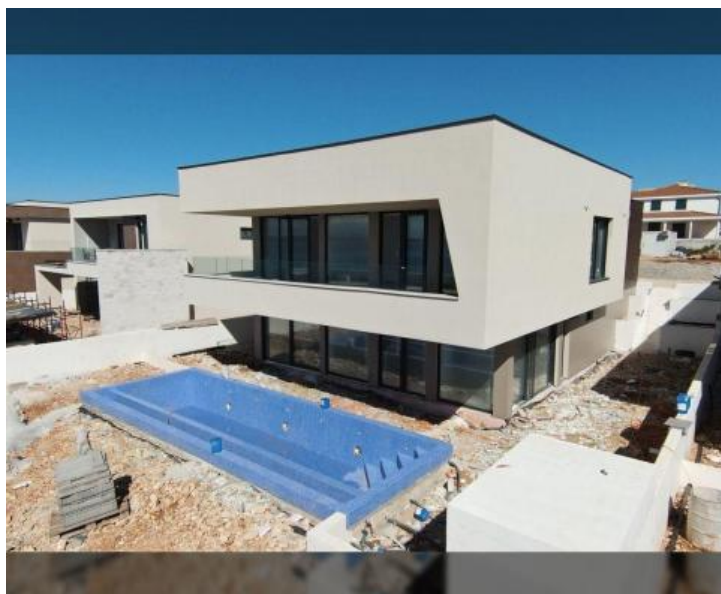
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