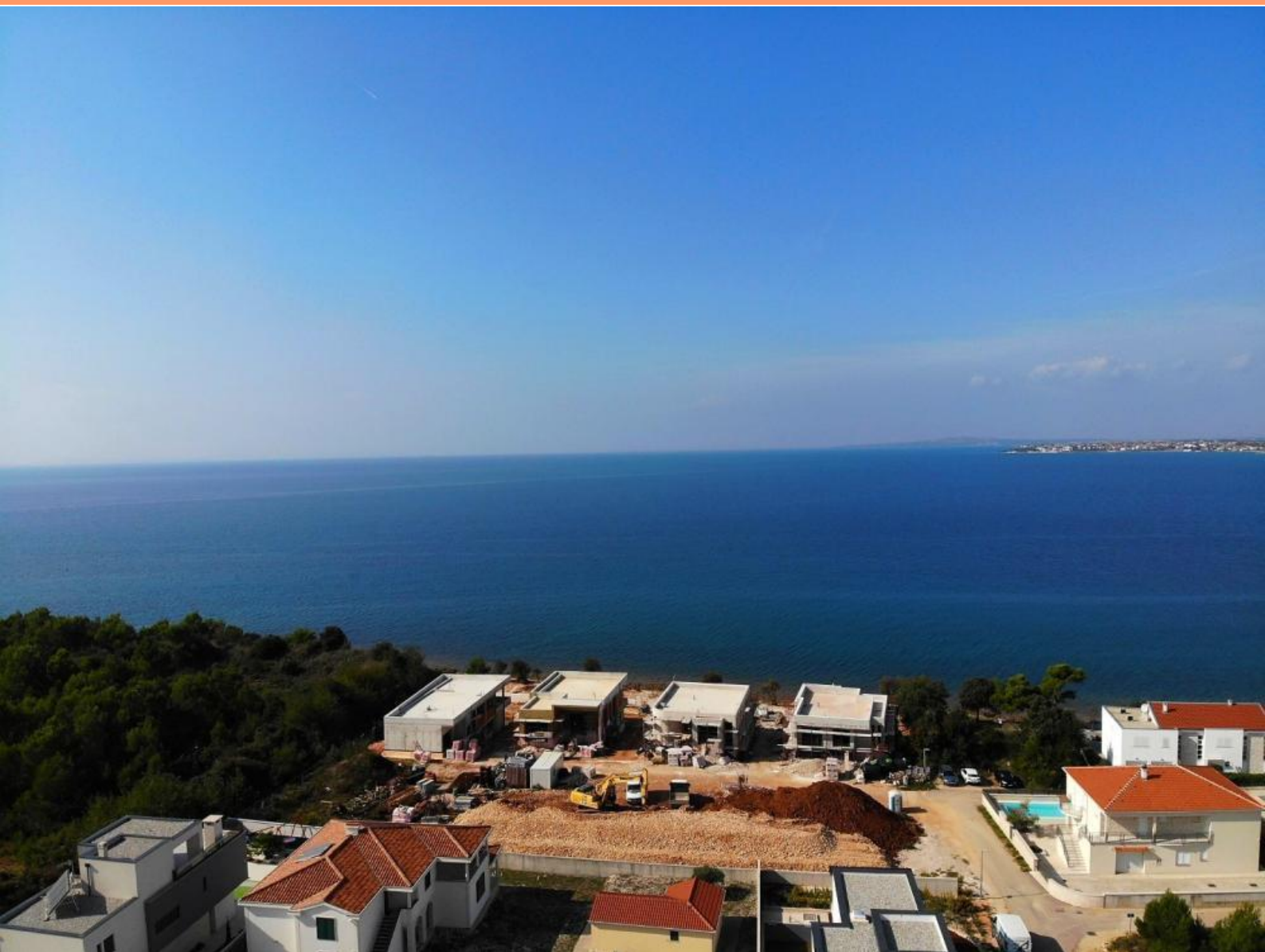


Villa

Nin, Dalmatia



Ref	RE-LB-IRO1741
Type	Villa
Region	Dalmatia › Zadar
Location	Nin
Front line	Yes
Sea view	Yes
Distance to sea	5 m
Floorspace	275 sqm
Plot size	608 sqm

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info@adrionika.com
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Villa

Nin, Dalmatia



No. of bedrooms	4
No. of bathrooms	4
Price	€ 2 250 000

Villa

Nin, Dalmatia



Exquisite 1st line villa in Nin area, contemporary architecture and design - right by the beachline!

In the picturesque Dalmatian village near Nin, set alongside the tranquil beaches, a modern luxury villa is currently under construction. This charming village rests in the embrace of the charming town of Zadar, a place where modern elegance marries the serene beauty of coastal living.

Among its accolades, Nin boasts Croatia's longest beach, the renowned Kraljičina Beach, or the Queen's Beach.

This splendid villa will offer a generous living space of 275 square meters, thoughtfully distributed across two floors, situated upon a plot of land spanning 608 square meters.

On the villa's ground floor, a blend of spacious living areas, utilitarian spaces, a two-car garage, a sun-soaked terrace, a heated swimming pool, and various facilities for your daily activities beckon. These meticulously designed spaces promise to enhance your quality of life and leisure.

As you ascend to the upper floor, you'll find four inviting bedrooms, each accompanied by its private en-suite bathroom. These bedrooms grant access to a spacious balcony, unveiling a magnificent vista of the serene sea.

For your convenience and modern living experience, the villa has been integrated with a smart management system. This advanced setup, driven by the Loxone Smart Home system, streamlines property maintenance and ensures your stay here is nothing short of delightful. Control is at your fingertips, whether through switches, smartphones, tablets, or your computer.

To maintain an optimal climate within the villa, an energy-efficient heat pump has been installed, effectively managing both heating and cooling. The units responsible for regulating temperature have been discreetly concealed within the suspended ceiling, enhancing the villa's overall aesthetics.

Even for your daily hot water needs, the villa relies on the efficiency of a heat pump. This commitment to sustainable living further amplifies the villa's impressive energy efficiency, exemplifying a profound dedication to environmental conservation.

This beautiful and elegant villa is the ideal choice for those who seek a peaceful, exclusive, and high-quality living environment. If you harbor a dream of owning a luxurious beachfront property, this villa offers the fulfillment of your desires.

With every detail meticulously considered, this villa promises to provide a tranquil sanctuary by the sea. Here, modern luxury and timeless coastal beauty merge seamlessly, offering an unparalleled living experience on the beach of your dreams.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total,

Villa

Nin, Dalmatia



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.

Villa

Nin, Dalmatia



Price per m²:
8182 €

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:
7998 €

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

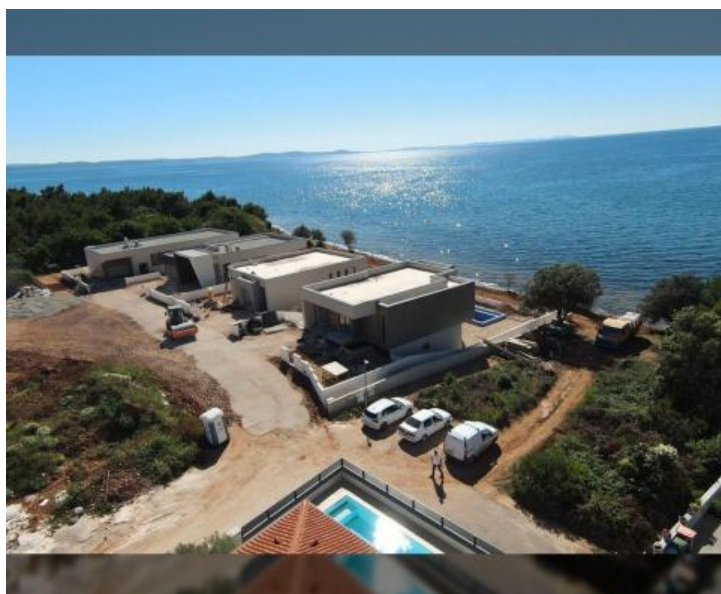
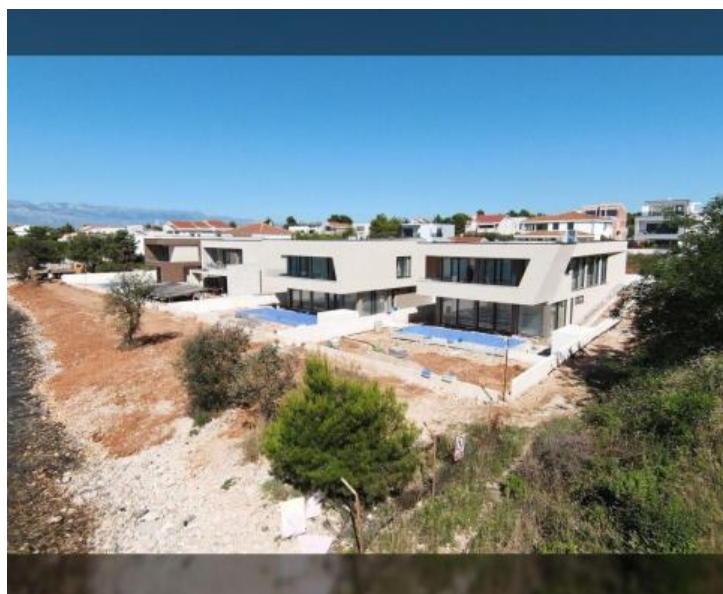
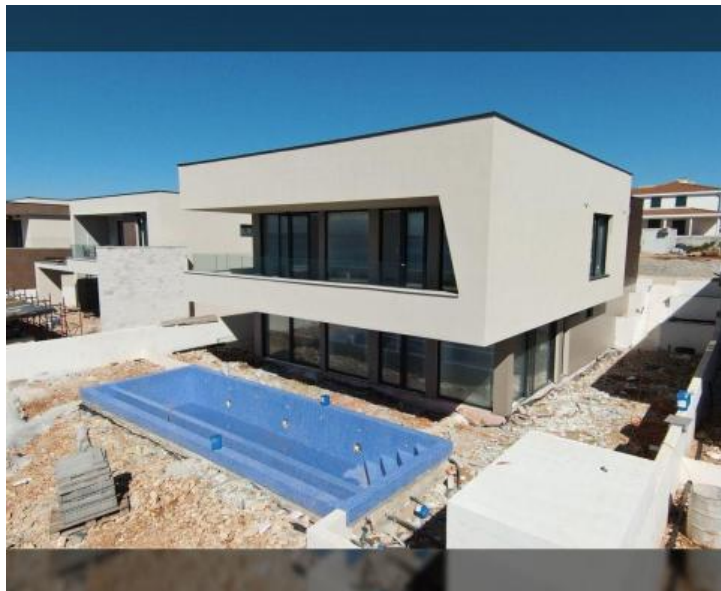
Villa

Nin, Dalmatia



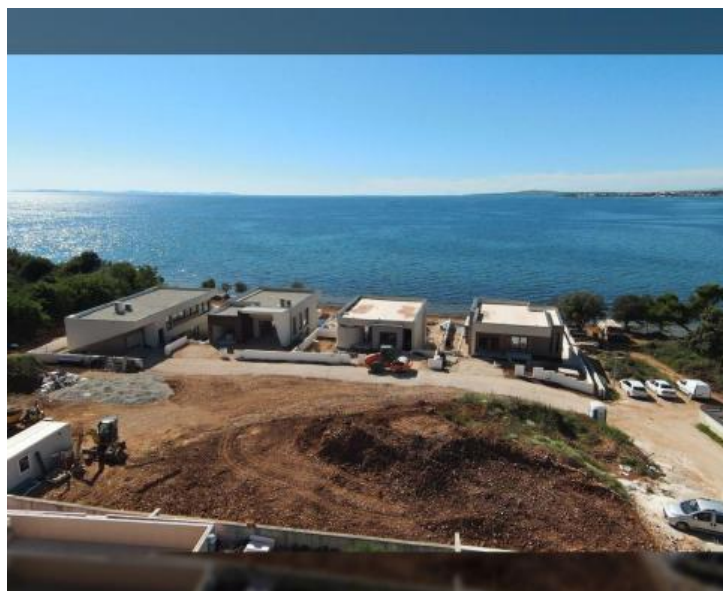
Villa

Nin, Dalmatia



Villa

Nin, Dalmatia



Villa

Nin, Dalmatia

