



## Luxury Penthouse with Rooftop Terrace 20m from the Sea – Zaton near Zadar



### Στοιχεία μεσίτη

|                  |                                                                                                  |
|------------------|--------------------------------------------------------------------------------------------------|
| Όνομα:           | ArKadia                                                                                          |
| Όνομα εταιρείας: |                                                                                                  |
| Χώρα:            | United Kingdom                                                                                   |
| Τηλέφωνο:        |                                                                                                  |
| Languages:       | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

### Στοιχεία καταχώρησης

|              |                  |
|--------------|------------------|
| Ακίνητο για: | Πώληση           |
| Τιμή:        | USD 1,004,188.31 |

### Τοποθεσία

|                        |                   |
|------------------------|-------------------|
| Χώρα:                  | Croatia           |
| Νομός/Περιοχή/Επαρχία: | Zadarska Zupanija |
| Πόλη:                  | Nin               |
| Ταχυδρομικός κωδικός:  | 23232             |
| Δημοσιεύθηκε:          | 13/09/2025        |
| Περιγραφή:             |                   |

In the peaceful Dalmatian town of Zaton, located only fifteen kilometers from Zadar, lies an exclusive urban villa with a total of eight luxury apartments. The villa is situated in the second row from the sea, just twenty meters from a well-kept beach and seaside promenade, offering beautiful views of the sea and nearby islands from its terraces. The project uniquely blends the charm of Dalmatian architecture with modern design and top-quality construction, providing its future owners with comfort, security and elegance.

### Apartments for Living, Leisure and Investment

The apartments are designed as the perfect choice for those seeking a permanent home by the sea, an ideal holiday retreat or a secure long-term investment. Every detail in the construction and finishing has been carefully chosen to ensure the highest standard of living.

### Superior Construction and Premium Equipment

The villa features Schuco thermal aluminum joinery with electric shutters and external blinds, while the entrance doors are both burglar-resistant and fireproof. The building is equipped with a modern Schindler elevator. Apartments have underfloor heating powered by a heat pump, Mitsubishi air conditioning, first-class large-format ceramics and parquet flooring. The building holds an energy certificate of class A, ensuring energy efficiency and a pleasant indoor climate throughout the year.



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## Penthouse Apartments with Rooftop Terraces and Pools

Ground-floor apartments enjoy private gardens, the first floor offers spacious terraces, while the second floor hosts two exclusive penthouses. Each penthouse includes a private rooftop terrace of around 100 m<sup>2</sup>, equipped with a heated pool and connections for an outdoor kitchen. This combination creates the perfect space for relaxation and enjoyment of the panoramic sea views, with a complete sense of privacy.

### Perfect Location

Beyond the villa itself, the location offers numerous advantages. Several beautiful beaches are just a short walk away, and the renowned Zaton Holiday Resort with its pools, family facilities and wide range of activities is in the immediate vicinity. The historic old town of Zadar is only a twenty-minute drive away, while Zadar Airport can be reached within thirty minutes.

### Zaton – A Peaceful Dalmatian Town with Rich Heritage

Zaton is located between two historic towns, Nin and Zadar, and offers a perfect blend of mild Mediterranean climate, unspoiled nature and rich cultural heritage. With its authentic Dalmatian architecture, tranquil atmosphere and attractive tourist offer, Zaton has become one of the most desirable destinations for living and vacationing in the Zadar region. For this reason, the urban villa in Zaton represents a rare opportunity to acquire a property that combines a prestigious location, top quality and exceptional investment value.

### APARTMENT DESCRIPTION

Apartment S-8 – Second floor – Living area 71.59 m<sup>2</sup> (3 bedrooms + 2 bathrooms) + loggia (3 m<sup>2</sup>) + covered terrace (35 m<sup>2</sup>) + rooftop terrace with pool (100 m<sup>2</sup>) + two outdoor parking spaces; total net floor area 141.75 m<sup>2</sup> = EUR 850,500 (VAT included)

Κατασκευάστηκε: 2025

#### **Κοινά**

|                               |            |
|-------------------------------|------------|
| Κρεβατοκάμαρες:               | 3          |
| Μπάνια:                       | 2          |
| Τελειωμένα τετραγωνικά πόδια: | 141.75 τ.μ |

#### **Room details**

|              |   |
|--------------|---|
| Total rooms: | 4 |
|--------------|---|

#### **Lease terms**

Date Available:

#### **Επιπλέον πληροφορίες**

|       |                                                                                                                                                                                                                         |
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#### **Contact information**

|           |      |
|-----------|------|
| IMLIX ID: | 1014 |
|-----------|------|



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