



## Sale, House, Zaton, Ulica zatonskih stanova 5a, Stand alone, 450m2



### 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 5,280,696.42

### Τοποθεσία

Χώρα:	Croatia
Νομός/Περιοχή/Επαρχία:	Zadarska Zupanija
Πόλη:	Nin
Ταχυδρομικός κωδικός:	23232
Δημοσιεύθηκε:	18/03/2026

### Περιγραφή:

Zaton – Luxury Villa with 5 Units, Pool, and Investment Potential Located in a quiet part of Zaton, near Nin and only 13 km from Zadar, this modern villa from 2025 combines private luxury with strong investment potential. Set on a 1,350 m<sup>2</sup> plot with approximately 450 m<sup>2</sup> of net living space, it is designed as a functional unit with multiple residential spaces. The complex consists of two architecturally connected buildings with a total of two comfortable apartments and three luxury studio units, plus an additional shared space with a kitchen and bar, ideal for a boutique aparthotel or bed & breakfast concept. A special feature is the basement of around 100 m<sup>2</sup> with a sauna, prepared for a wellness area, gym, or additional amenities, significantly enhancing the potential for luxury rentals. The landscaped grounds feature a 12 x 3 m pool, surrounded by relaxation areas and complete privacy. The sea is approximately 1,200 meters away. The villa is equipped with a heat pump, air conditioning, and solar panels, and has energy class A+, with full documentation and occupancy permit. The property already generates income from tourist rentals, with further growth potential through full commercialization. A private garage, plus additional parking spaces within the fenced grounds, completes the sense of exclusivity, providing full autonomy, discretion, and comfort for owners and guests alike. This property offers a ready-to-go concept – whether as a luxury private villa, boutique tourism project, or a combination of personal use and stable rental income.

Κατασκευάστηκε:	2024
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### Κοινά



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Κρεβατοκάμαρες:	6
Μπάνια:	6
Τελειωμένα τετραγωνικά πόδια:	450 τ.μ
Μέγεθος αυλής:	1350 τ.μ

### Building details

Number of Garages:	1
Outdoor Amenities:	Pool

### Lease terms

Date Available:

### Επιπλέον πληροφορίες

Link: [http://www.arkadia.com/YXGS-T421/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/YXGS-T421/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: i34784

