



## Sale, House, Sabunike, Put Kandelice 7, Stand alone, 288m<sup>2</sup>



### 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 679,449.61

### Τοποθεσία

Χώρα:	Croatia
Νομός/Περιοχή/Επαρχία:	Zadarska Zupanija
Πόλη:	Nin
Ταχυδρομικός κωδικός:	23232
Δημοσιεύθηκε:	24/03/2026

### Περιγραφή:

Sabunike - House with three furnished apartments, 700m from the sea In Sabunike, there is a residential building with three separate and fully furnished residential units. The house covers a gross area of 288 m<sup>2</sup> and is situated on a properly shaped plot of 368 m<sup>2</sup>. The landscaped yard and multiple parking spaces further enhance the functionality of this property, which represents an ideal solution for family living, tourist rental, or a secure investment. The building consists of a ground floor, first floor, and attic, designed with an emphasis on comfort, functionality, and energy efficiency. Each floor is conceived as a separate residential unit with its own entrance, and the internal staircase connects all three levels. On the ground floor, there is a two-bedroom apartment with an area of approximately 74 m<sup>2</sup>, which includes a living room, kitchen with dining area, bathroom, hallway, storage room, entrance hall, and access to a covered terrace and loggia. The space is bright, airy, and very suitable for year-round living. On the first floor, there is apartment S2, approximately 78 m<sup>2</sup> in size, with a living room and kitchen, two bedrooms, a bathroom, and a terrace and loggia. The attic is an extension of this two-level apartment (approx. 72 m<sup>2</sup>) and includes a living area with dining space, two additional bedrooms, a bathroom, and a spacious terrace with a view. This level can function as part of a larger two-level apartment but can also become a separate residential unit if needed. The entire property is equipped with a modern external thermal insulation system (ETICS thickness of 10 cm), PVC joinery, and a combination of ceramic and parquet flooring. Heating and cooling are provided by air conditioning units, and each residential unit has its own electricity meter. The building is connected to the electrical and water supply networks. The yard is carefully landscaped and offers the possibility of further development, including the installation of a pool.



There is a possibility of dividing into two residential units – the ground floor as one, and the first floor and attic as another unit. All documentation is prepared for a quick and easy transfer of ownership. This house offers a combination of functionality, quality construction, and flexibility of use, making it an excellent choice for living, a combination of private use and rental, or an investment with clear potential for tourist income. It is ready for immediate occupancy.

Κατασκευάστηκε: 2023

## Κοινά

Κρεβατοκάμαρες: 6  
Μπάνια: 3  
Τελειωμένα τετραγωνικά πόδια: 288 τ.μ  
Μέγεθος αυλής: 368 τ.μ

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Link: [http://www.arkadia.com/YXGS-T253/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/YXGS-T253/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: i32045

