



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



Agent Info

Name: ArKadia
Company Name:
Country: United Kingdom
Phone:
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale
Price: USD 5,280,696.42

Location

Country: Croatia
State/Region/Province: Zadarska Zupanija
City: Nin
ZIP code: 23232
Posted: Mar 18, 2026

Description:

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 m² plot with approximately 450 m² 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 m² 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.

Built: 2024

Common



Bedrooms: 6
Bathrooms: 6
Finished sq. ft.: 450 sq m
Lot Size: 1350 sq m

Building details

Number of Garages: 1
Outdoor Amenities: Pool

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/YXGS-T421/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: i34784

