



ZATON ZADAR - Villa with swimming pool - 70m from the sea



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:	EUR 1,437,500

Location

Country:	Croatia
State/Region/Province:	Zadarska Zupanija
City:	Nin
Posted:	Sep 26, 2026
Description:	
Location:	Zadarska županija, Nin, Zaton.

ZATON - Modern villa with heated pool and roof terrace, 70 m from the sea

For sale is a modern villa in Zaton, located in an attractive location only 70 meters from the sea and approximately 1.2 km from the town center.

The villa is located on a plot of land of 530 m², has 331 m² of net living space, and is distributed over the ground floor and first floor. The property also has a partially covered roof terrace with a total area of 64.53 m², which provides additional space for rest and outdoor recreation.

Schedule

On the ground floor there is a spacious and bright living room connected to a fully equipped kitchen and dining room. On the same floor, there is a bathroom with a toilet, a storage room and a covered terrace with direct access to the pool and the landscaped outdoor area.

Upstairs there are four spacious bedrooms, each with its own bathroom, allowing for a high level of privacy and comfort for the owners and guests.

Heated pool and landscaped garden

The special value of the villa is given by the heated pool of 24.50 m², equipped with counter-current



swimming and a waterfall.

As part of the outdoor area, there is also a children's playground of 62 m², while the entire plot is fenced, which ensures additional privacy.

The green areas around the villa are horticulturally arranged.

The villa was built with an emphasis on construction quality, energy efficiency and durability.

All mezzanine structures are made of solid reinforced concrete slabs, while the vertical load-bearing columns and cerclages are also made of reinforced concrete.

The external walls are made of Porothersm Wienerberger bricks with a thickness of 25 cm, with a 10 cm thermal facade.

The entire house is equipped with underfloor heating, while wall-mounted air conditioning units are installed for cooling.

The preparation of hot water is additionally supported by solar panels installed on the roof, and a video surveillance system has been installed for additional security.

Fully furnished villa

The property is sold fully furnished and equipped, with carefully selected furniture and quality finishing materials.

The combination of four en-suite bedrooms, a spacious living area, a large roof terrace, a heated pool and proximity to the sea makes this villa an excellent choice for your own family vacation or premium tourist rental.

The seller is a legal entity and the buyer does not pay real estate sales tax.

Basic information

- Location: Zaton
- Distance from the sea: 70 m
- Distance from the center: approximately 1.2 km
- Land area: 530 m²
- Net living area: 331 m²
- Floors: ground floor + first floor
- Bedrooms: 4
- Each bedroom has its own bathroom
- Additional bathroom with toilet on the ground floor
- Roof terrace: 64.53 m²
- Heated pool: 24.50 m²
- Swimming against the current and waterfall
- Children's playground: 62 m²
- Floor heating



- Air conditioning
- Solar panels for the preparation of hot water
- Video surveillance
- Arranged horticulture
- Fully fenced plot
- Fully furnished
- Seller: legal entity

For more information and arrangements for sightseeing, please contact us:

Prestige Invest

Phone: ...

E-mail: ...

ID CODE: 818

Ivana Ančić

Voditelj ureda

Mob: ...

Tel: ...

E-mail: ...

...

Built: 2025

Common

Bedrooms: 4

Bathrooms: 4

Finished sq. ft.: 331 sq m

Lot Size: 530 sq m

Room details

Total rooms: 5

Building details

Parking: Yes

Outdoor Amenities: Pool

Number of Floors: 2

Rental details

Furnished: Yes

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/TXAW-T797/?utm_campa



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