



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



### Информация об агенте

Название:	ArKadia
Название компании:	
Страна:	Великобритания
Телефон:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Детали объявления

Недвижимость:	На продажу
Цена:	USD 5,280,696.42

### Местоположение

Страна:	Хорватия
Область:	Zadarska Zupanija
Город:	Нин
Почтовый индекс:	23232
Добавлено:	18.03.2026

#### Описание:

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.

Построен: 2024

### Общие



Спальни: 6  
Ванные комнаты: 6  
Готовые кв.м.: 450 кв м  
Площадь участка: 1350 кв м

### **Building details**

Number of Garages: 1  
Outdoor Amenities: Pool

### **Lease terms**

Date Available:

### **Дополнительная информация**

URL вебсайта: [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

