



Code :	MAV2078
Location :	Zadar
Building size :	277 m2
Lot size :	0 m2
Distance from sea :	100 m
Number of rooms :	5
Year of built :	2022
Heating :	heat pump
Energy efficiency :	processing

Price :	1.125.000 €
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Makler-Courtage von 3% zzgl. den gesetzlichen MwSt ist bei Vertragsabschluss fällig.

## Unusual, rock-solid family villa not far from the sea

The luxury villa is located in the city of Nin, which is known as the city of royalty and love, a city where you will find a corner for yourself and your loved ones, and spend your vacation in joy and relaxation. If you want to escape from the hectic everyday life and indulge in the charms of this city, then this villa is the right choice for you!

The villa will be built in 2022 in a contemporary construction style, and it will delight you at first sight with its captivating exterior, and you will enjoy its interior like a king! It can accommodate 8 people, and it consists of a ground floor and a first floor, which will be more than enough for you to spend your vacation in the best possible way. What will delight you is the proximity of the sandy beach called 'Queen's Beach'.

The villa is fully air-conditioned, and on the ground floor you will relax in the living room, which consists of two sofas, an armchair, a TV and a coffee table. Near the living room there is also a modern, high-gloss kitchen, with a bar and 4 bar stools, where you will happily prepare delicious meals for family and friends. There is also a dining room with a dining table that seats 8, next to which there are stairs leading to the upper floor.

On the ground floor there is one bedroom with a double bed and an en suite bathroom with a shower cabin. On the upper floor there are 3 more bedrooms with double beds, which also have en suite bathrooms with shower cabins, and one of the mentioned bedrooms also has a wardrobe.

From the balcony, on the top floor, you will enjoy the view of the sea while drinking your morning coffee.

On the outdoor terrace, you will surely spend most of your time having fun and swimming in the heated pool, next to which there are 8 deckchairs for sunbathing. There is also a covered dining table for 8 people on the terrace, and you can prepare delicious Dalmatian dishes on the outdoor charcoal or wood grill. In the fire pit, you can enjoy evening gatherings until late at

night.

The courtyard of the villa is completely fenced and has a beautifully landscaped garden, and offers private parking spaces with an electric charger.

The villa is located in a beautiful location 100 meters from the sea with a sea view. Nearby there are cafes and restaurants where you can try the excellent gastronomic offer and delicious wines that will delight everyone's taste buds. Nin is a city where you will have the opportunity to explore the old city center, which houses the Museum of Nin Antiquities, the first Salt Museum in Croatia, and the church of St. A cross from the 9th century that bears the name of the smallest cathedral in the world. The church is designed so that it can track the position of the Sun and be used as a calendar and sundial.

All generations and all ages will enjoy Kraljičina beach, thanks to the shallow sea, romantic sunsets, and healing mud. Equally famous is the Ždrijac beach, which is also a favorite location for families with children, as well as for surfers and kitesurfers.

Surrender to the charms of this beautiful town and allow yourself to enjoy like a king in this enchanting villa!

#### DETAILS OF CONSTRUCTION

##### ROOF:

- Roof insulated with TPO foil

##### FACADE:

- ETICS - 10 cm thick thermal insulation,

part of the facade covered with wood paneling - composite wood of the new generation - Twix Teak (UltraShield® by Déco)

##### EXTERNAL CARPENTRY:

- PVC external carpentry, German REHAU Synego profile (installation depth 80 mm and 7 chambers, triple sealing) - lifting and sliding walls
- Heat transfer coefficient  $U_w=1.3 \text{ W/m}^2\text{K}$
- Three-layer glass with 2 low-E coatings

##### HEATING AND COOLING:

- Heating and cooling through Multi-split air-to-air heat pumps
- Electric underfloor heating in bathrooms, dining room and living room

##### FLOORS:

- they are made with microcement technology, the floors in the bedrooms - 1st class oak parquet

WALLS:

- bathroom walls - treated with microcement

FENCES:

- internal stair railing made of safety glass
- external fences made of safety glass

EQUIPMENT:

- Video intercom
- SAT antenna system / TV / internet
- Electrical car charging installation - security cameras

ENVIRONMENT:

- fire pit
- barbecue
- heated pool of 38 m2

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