



**For sale luxury villa 5+kt/T/B/P near sandy beach, 277 sqm, on a plot of 630 sqm, Nin - Croatia**



277 m<sup>2</sup> Zadar, Croatia on request



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N6730</b>	Price	<b>on request</b>
Address	<b>Zadar, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>277 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>630 m<sup>2</sup></b>
Low energy	<b>No</b>	Energy performance of the building	<b>G - Extremely uneconomical</b>
Device	<b>Yes</b>	Parking	<b>3</b>
Balcony	<b>Yes</b>	Terrace	<b>Yes</b>
Cellar	<b>Yes</b>	Swimming pool	<b>Yes</b>
Lift	<b>No</b>	Year of construction	<b>2023</b>

## About real estate

We offer for sale a luxurious, newly built villa located in Nin, just 150 metres from the sandy Queen's Beach.

The modern villa was built in 2023 and will impress you at first glance with its captivating exterior and detailed interior. The 277m<sup>2</sup> villa consists of a ground floor and a first floor. On the ground floor there is a living room that opens onto a terrace and is connected to the kitchen and dining room. From the terrace you can enjoy beautiful sea and mountain views. There is also a bedroom with an en-suite bathroom. On the first floor there are three more bedrooms with bathrooms and a large terrace. The outdoor terrace has a covered kitchen with barbecue and seating. There is also a heated swimming pool.

The villa is fully air-conditioned, furnished and equipped. There is a fireplace with an outdoor "pekou" barbecue in the mature garden with Mediterranean plants.

The villa is adjacent to a parking area for up to three cars. There is also an electric car charger.

The villa is located in an area with many cafes and restaurants. Nin is a town known as the town of the royal family. For history lovers, the Nin Antiquities Museum, the first salt museum in Croatia and the 9th century Church of the Holy Cross, known as the smallest cathedral in the world and also used as a calendar and sundial, are all within walking distance.

The whole area is famous for its sandy beaches. Queen's Beach is famous for its shallow waters, romantic sunsets and healing mud. No less famous is Ždrijac Beach, which is also a popular spot for families with children, as well as for surfers and kite surfers.