

Luxury Apartments ZATON



- The residential building is located at Šetalište kneza Branimira 8, 23232 Zaton
- This luxury seafront property is located right next to Zaton 2 bay and the seaside promenade that stretches along the entire Zaton coastline
- Several other beaches are also within a 3-5 minute walk, as well as Zaton Family Resort which offers a huge swimming pool complex and many other family activities and amenities just nearby
- The historic center of Zadar is just a 20 minute drive away, and Zadar Airport is located nearby
- Each apartment offers an exceptional view of the sea and a unique sunset experience



Residential building with uncovered parking spaces, a ground floor, two upper floors, and a rooftop terrace

- Facade: Built using the ETICS system
- Exterior joinery: Schuco aluminum windows with high quality solar control glass for optimal sun protection. More technical details can be found [HERE](#)
- Elevator: OTIS brand elevator with direct access from the ground floor to the rooftop terrace
- Parking: Each apartment includes two spacious parking spaces equipped with electric vehicle chargers
- Ceiling Height: The ceiling height in the apartments (from finished floor to ceiling) is 268 cm



Equipment

Shading System

- The first and second floor loggias are equipped with outer sliding aluminum shutters, providing shade and protection from the sun at every moment and in every position

Outdoor Features

- Ground floor apartment includes a large garden, infinity pool, outdoor shower and a summer kitchen
- Second floor apartment features a rooftop terrace with the option of additional equipment (eg. infinity pool, shower, summer kitchen, bioclimatic pergola)
- Jacuzzi preparation: Loggias on the first floor have pre-installation for a jacuzzi, available upon the buyers' request

Smart Home Features

- Motorized venetian blinds are installed in bedrooms, and mosquito screens are included on all windows and balcony doors
- Entrance Doors: Kolnoa brand burglar proof and fire resistant entrance doors with additional key code entry
- Building entrance features a fingerprint reader as well traditional keylock
- Interior Doors: Luxury floor to ceiling doors without visible doorframes
- Sound and Thermal Insulation: Additional soundproofing is applied between apartments, and Thermo-tech sound and thermal insulation is installed on each floor slab for enhanced privacy and comfort



Equipment

Floors

- All floors are equipped with premium large format ceramic tiles (240x120 cm) from the Italian brand Teuco

Heating & Cooling

- Underfloor heating is installed in all apartments and heating is done by Vaillant heat pumps which provide an energy efficient heating system
- Cooling is secured by top of the line Mitsubishi air conditioning systems, with indoor units in every bedroom and living room
- Smart climate control: Heating and cooling systems will be Wi-Fi connected for remote control
- Water purification: Each apartment has a separate built in water softening system



Equipment

Bathrooms

- Sanitary equipment: Highest quality fixtures from Hansgrohe
- Sinks & Toilets: Villeroy & Boch sinks and toilets of the highest class
- Ceramic tiles: Large format tiles (240x120 cm) from the Italian brand Teuco
- Showers: Shower cabins installed in all bathrooms

Apartment 1



Apartment 1

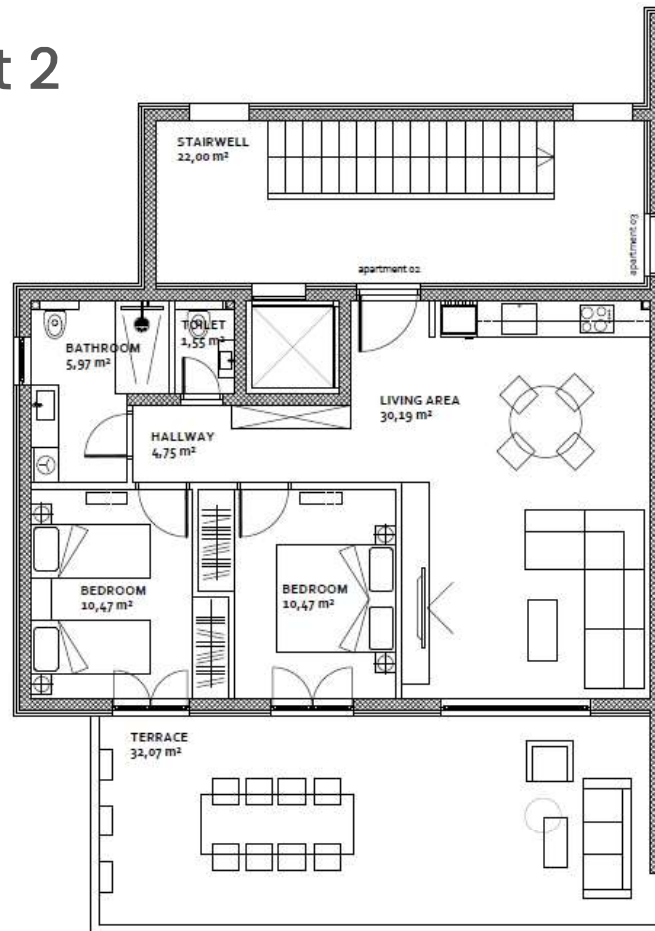


Apartment 1

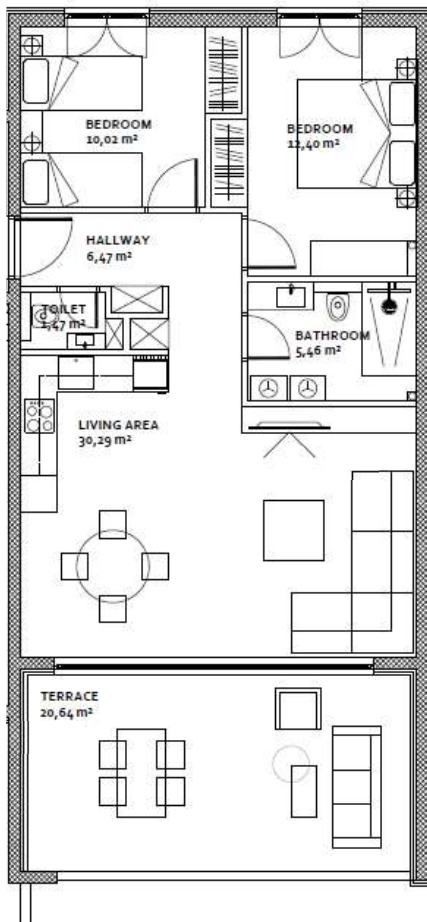
APARTMENT 1	FLOOR AREA (m ²)		USABLE FLOOR AREA (m ²)
HALLWAY	5,34	1,00	5,34
KITCHEN, DINING & LIVING ROOM	55,87	1,00	55,87
COVERED TERRACE	32,08	0,75	32,08
TOILET	1,80	1,00	1,80
ROOM	13,15	1,00	13,15
BATHROOM	4,46	1,00	4,46
ROOM	13,59	1,00	13,59
BATHROOM	4,76	1,00	4,76
ROOM	22,28	1,00	22,28
BATHROOM	3,92	1,00	3,92
COVERED TERRACE	14,30	0,75	10,73
LAUNDRY ROOM	4,63	1,00	4,63
STORAGE	4,80	0,75	3,60
Parking spaces 7 and 8	30,29	0,25	7,57
GROUND FLOOR POOL	24,00	1,00	24,00
FRONT GARDEN grass and tiles	75,00	0,20	15,00
BACK GARDEN grass and tiles	71,80	0,20	14,36
UKUPNO	382,07		237,14

Apartment 2

APARTMENT 2	FLOOR AREA (m²)		USABLE FLOOR AREA (m²)
HALLWAY	4,75	1,00	4,75
KITCHEN, DINING & LIVING ROOM	30,19	1,00	30,19
COVERED TERRACE	32,07	0,75	24,05
TOILET	1,55	1,00	1,55
BATHROOM	5,97	1,00	5,97
ROOM	10,47	1,00	10,47
ROOM	10,47	1,00	10,47
Parking spaces 3 and 4	30,10	0,25	7,53
TOTAL	125,57		94,98



Apartment 3



APARTMENT 3	FLOOR AREA (m²)		USABLE FLOOR AREA (m²)
HALLWAY	6,47	1,00	6,47
KITCHEN, DINING & LIVING ROOM	30,29	1,00	30,29
COVERED TERRACE	20,64	0,75	15,48
TOILET	1,47	1,00	1,47
BATHROOM	5,46	1,00	5,46
ROOM	10,02	1,00	10,02
ROOM	12,40	1,00	12,40
Parking spaces 1 and 2	31,93	0,25	7,98
TOTAL	118,68		89,57

Apartment 4



Apartment 4

APARTMENT 4	FLOOR AREA (m²)		USABLE FLOOR AREA (m²)
HALLWAY	12,98	1,00	12,98
KITCHEN, DINING & LIVING ROOM	48,15	1,00	48,15
COVERED TERRACE	46,34	0,75	34,76
TOILET	1,84	1,00	1,84
ROOM	19,42	1,00	19,42
BATHROOM	3,84	1,00	3,84
ROOM	13,15	1,00	13,15
BATHROOM	4,45	1,00	4,45
ROOM	13,60	1,00	13,60
BATHROOM	4,86	1,00	4,86
LAUNDRY ROOM	3,35	1,00	3,35
STORAGE	4,80	0,75	3,60
Parking spaces 5 and 6	30,10	0,25	7,53
COVERED TERRACE	5,60	0,75	4,20
UNCOVERED TERRACE	131,11	0,20	32,78
TOTAL	343,59		208,51

Apartment 4-Roof terrace

