



99 m<sup>2</sup>

Ugljan, Croatia

350 000 EUR / 8 559 250 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Veronika Pecková**  
PROJECT MANAGER

[veronika.peckova@luxent.cz](mailto:veronika.peckova@luxent.cz)  
+420 771 255 255

Order number	N7635	Price	350 000 EUR / 8 559 250 CZK
Address	Ugljan, Croatia	Type	Apartments
Disposition	3 + kitchenette	Usable area	99 m <sup>2</sup>
Energy performance of the building	G - Extremely uneconomical	Floor	ground floor
Parking	Yes	Terrace	24 m <sup>2</sup>

## About real estate

We are pleased to present a stylish 2-bedroom apartment for sale in an exclusive new residential project, beautifully set in a charming bay on Ugljan Island – the pearl of the Croatian Adriatic. This modern six-unit development combines premium standards, privacy, and a harmonious lifestyle just steps from the sea.

The apartment, located on the ground floor, boasts a total area of 99.1 sqm and features two bedrooms, two bathrooms, and a spacious open-concept living area with a kitchen and dining space. The highlight is a 24 sqm private terrace, ideal for relaxing and seamlessly blending indoor and outdoor living.

All units are finished to a high standard with a focus on design, functionality, and comfort. Buyers have the opportunity to customize the interior to their own taste, including the option of a turnkey furnishing package. A beautifully landscaped Mediterranean garden will feature a shared swimming pool for residents. The apartment also includes a designated parking space.

Just a few minutes by boat from the historic city of Zadar, Ugljan is one of the most sought-after destinations on the Adriatic coast. The island offers full amenities, including cafes, restaurants, and traditional markets. Its natural beaches, crystal-clear waters, rugged coastline, and wealth of leisure activities make it an ideal location for those seeking peace, privacy, and inspiration year-round.

Estimated completion: Summer 2026.

Whether you're seeking a smart investment or a serene retreat to embrace the Mediterranean way of life, contact us today for more information and the opportunity to pre-reserve.

The order	Layout	Floor	Usable area	Terrace / Balcony / Loggia	Garden	Price
N7635	3 + kitchenette	ground floor	99 m <sup>2</sup>	24 m <sup>2</sup> / No / No	No	8 559 250 CZK
N7636	3 + kitchenette	ground floor	81 m <sup>2</sup>	14 m <sup>2</sup> / No / No	No	7 825 600 CZK
N7637	3 + kitchenette	1st floor	81 m <sup>2</sup>	14 m <sup>2</sup> / No / No	No	8 192 425 CZK