



80 m<sup>2</sup> Ugljan, Croatia 311 821 EUR / 7 560 100 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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PROJECT MANAGER

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Order number	<b>N7861</b>	Price	<b>311 821 EUR / 7 560 100 CZK</b>
Address	<b>Ugljan, Croatia</b>	Type	<b>Apartments</b>
Disposition	<b>3 + kitchenette</b>	Usable area	<b>80 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>ground floor</b>
Parking	<b>1</b>	Terrace	<b>Yes</b>

## About real estate

We offer for sale a two-bedroom apartment located on the ground floor of a small apartment building in the very center of Ugljan, on the beautiful island of the same name. The apartment is fully furnished and equipped and is an ideal choice for recreational use, year-round living, or investment in tourist rentals.

The layout of the apartment includes two bedrooms, a separate bathroom, a separate toilet, an entrance hall, and a living room connected to the kitchen and dining area. The living area opens onto a spacious terrace facing the peaceful surroundings, which offers a pleasant place to sit and relax. The apartment also includes a private garden measuring 21.28 sqm, providing plenty of privacy and space to relax in the fresh air.

The apartment is fully equipped with modern appliances and all the necessary amenities for a comfortable stay. The property includes an outdoor parking space measuring 12.50 sqm and a practical storage room measuring 8.42 sqm.

Owners can also use the shared swimming pool for refreshment and sunbathing, as well as the shared summer kitchen, ideal for preparing meals and sitting with family or friends.

The property is located in a quiet and very attractive part of Ugljan, within walking distance of the town center and all amenities. The beach and sea are only 150 meters away, and the center of the village is approximately 300 meters away. The location is ideal for lovers of peaceful island life, nature, and the clean sea, while also offering all the comforts necessary for a comfortable stay.

The apartment was built in 2024, faces northeast, and is heated and cooled by air conditioning. The listed price does not include VAT.

If you are interested in further information or would like to arrange a viewing, please do not hesitate to contact us.