



🏠 77 m<sup>2</sup> 📄 Drage, Croatia 🏠 109 500 EUR / 2 657 018 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7742</b>	Price	<b>109 500 EUR / 2 657 018 CZK</b>
Address	<b>Drage, Croatia</b>	Type	<b>Houses</b>
Category	<b>Family House</b>	Usable area	<b>77 m<sup>2</sup></b>
Number of rooms	<b>3 rooms</b>	Land area	<b>100 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Device	<b>Yes</b>
Terrace	<b>33 m<sup>2</sup></b>	Lift	<b>No</b>

## About real estate

We are pleased to offer for sale an exceptional modular home with a total area of 77 m<sup>2</sup>, located in a luxury resort development right by the sea in the charming town of Drage, Croatia. Drage lies in the heart of Northern Dalmatia, between the popular holiday destinations of Pakoštane and Biograd na Moru, approximately 30 km south of Zadar International Airport.

This eco-friendly home is designed with a strong emphasis on comfort, sustainability, and modern aesthetics. Constructed from high-quality wood and natural materials, it provides a healthy and pleasant living environment. A spacious terrace is also included—perfect for relaxing or dining while enjoying breathtaking sea views.

The interior of the house offers a stylishly furnished living area with a kitchenette, a bedroom, and a modern bathroom. The house is fully equipped with air conditioning, quality furniture, and functional appliances for comfortable living and long-term stays. Thanks to the year-round operation of the resort, the property can be used at any time of the year, either for your own use or as a profitable investment with high rental income potential. Professional on-site management ensures smooth operation and maximum comfort without any worries. The estimated return on investment is approximately seven years. The land is under a long-term lease and the annual fee is EUR 6,000.

The resort offers five-star hotel-level amenities, including a large swimming pool, beautifully maintained beaches just steps away, restaurants, shops, and various sports activities. The entire complex has been thoughtfully designed to offer maximum privacy, comfort, and harmony with nature.

Originally a fishing village, Drage has managed to retain its authentic charm and tranquil atmosphere despite the growth of tourism. The surrounding area is rich in natural beauty and includes several protected parks, such as Kornati National Park, Lake Vrana, and Krka National Park. Drage is a perfect destination for nature lovers, sea and water sports enthusiasts, cyclists, or anyone seeking peace and relaxation in a unique coastal setting.

Investing in this type of property is not only a smart financial move but also a lifestyle choice—one that brings serenity, natural beauty, and the timeless charm of the Mediterranean. A modular home by the sea in Drage offers you the best of both worlds: the comfort of modern living and the enchanting appeal of the Croatian coastline.