



156 m<sup>2</sup> Pašman, Croatia 1 050 000 EUR / 25 882 500 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7406</b>	Price	<b>1 050 000 EUR / 25 882 500 CZK</b>
Address	<b>Pašman, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>156 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>301 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Number of floors	<b>2</b>
Device	<b>Yes</b>	Parking	<b>Yes</b>
Terrace	<b>Yes</b>	Swimming pool	<b>Yes</b>
Lift	<b>No</b>		

## About real estate

We offer for sale an exceptional modern villa located in the first row by the sea on the island of Pašman, one of the most beautiful and pristine islands of the Adriatic. This elegant property combines timeless architecture, high-quality finishes, and a peaceful setting with breathtaking sea views. It is situated within a gated resort surrounded by nature, other luxury villas, and turquoise waters—providing complete privacy and exclusivity.

The villa offers 156 m<sup>2</sup> of living space on a 301 m<sup>2</sup> plot, spread across two floors. The ground floor features an entrance hall, a modern open-plan living area connected to the kitchen and dining room, a separate guest toilet, and direct access to a terrace with a private pool, sun deck, and landscaped garden. A rear courtyard behind the villa offers an additional quiet space for relaxation and year-round natural light.

An elegant interior staircase leads to the upper floor, which includes three air-conditioned bedrooms. The master bedroom has an en-suite bathroom and offers a stunning sea view, while the other two bedrooms share a second bathroom. The interiors are thoughtfully designed in a modern minimalist style with natural elements. The villa is built with high-quality materials and equipped with premium technologies—underfloor heating, security doors, and other features ensure maximum comfort and safety.

As part of a private resort, future owners will have access to a range of exclusive amenities, including a reception, restaurant, communal seaside pool, and a summer aquapark—making this property ideal not only for family vacations but also as a premium investment for high-end holiday rentals. The resort is designed with a strong emphasis on comfort, safety, and privacy for its residents.

The location offers excellent accessibility—Pašman Island is connected by regular ferry lines to the town of Biograd na Moru (approx. 25 minutes) and the historic city of Zadar (approx. 45 minutes), which has an international airport, marinas, and full infrastructure. Travel from most European cities takes only a few hours, making this villa a perfect second home or weekend getaway. The island itself is renowned for its unspoiled nature, crystal-clear sea, cycling paths, and authentic Dalmatian atmosphere.

The property is being sold fully furnished, fully equipped, and ready for immediate move-in. Its elegant design, top-tier construction, and exceptional location make it a truly rare opportunity for discerning buyers seeking luxury, tranquility, and Mediterranean quality of life in one of the most desirable parts of the Croatian coast.