



346 m² Ugljan, Croatia 2 843 000 EUR / 70 008 875 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|------------------------------------|-----------------------------------|------------------|---------------------------------------|
| Order number | N7436 | Price | 2 843 000 EUR / 70 008 875 CZK |
| Address | Ugljan, Croatia | Type | Houses |
| Category | Villa | Usable area | 346 m² |
| Number of rooms | 5 and more rooms | Land area | 1 654 m² |
| Energy performance of the building | G - Extremely uneconomical | Number of floors | 2 |
| Device | Yes | Parking | Yes |
| Garage | Yes | Terrace | Yes |
| Swimming pool | Yes | | |

About real estate

We are offering for sale a beautiful modern villa located in a prestigious gated resort on the island of Ugljan. This exceptional property is part of a newly completed five-star complex from the summer of 2024, which includes 21 private villas, a 24/7 reception, a top-notch beach club, a restaurant, a bar, and two shared swimming pools.

The villa was designed by renowned designers Carlos Lamas and Interiorisimo. The living area is 347 m² and is complemented by two large terraces with a total area of 267 m². The 1,654 m² plot provides plenty of space for privacy and relaxation.

The interior layout offers an open concept with natural light, a modern kitchen, an elegant living area and direct access to the outdoor terrace. Each of the spacious bedrooms is equipped with a built-in wardrobe and en-suite bathroom. The outdoor facilities include a heated swimming pool, a summer kitchen, a lush garden and two private parking spaces.

The island of Ugljan, known as the "green island" for its dense pine forests and olive groves, is located directly opposite Zadar and is easily accessible by ferry. The resort where the villa is located is just a few steps from the crystal-clear Adriatic Sea and offers direct access to the coast. This location ensures peace, privacy, and the atmosphere of a Mediterranean paradise, while all the amenities and cultural and gastronomic offerings of Zadar are within easy reach. Ugljan is an increasingly sought-after destination for premium real estate investments thanks to its combination of natural beauty, accessibility, and potential for appreciation.

This exceptional villa is the ideal choice for a discerning client looking for a unique holiday home or high-yield investment property in the luxury tourism sector.