



**Zadar, Mali Iž beautiful house NKP  
 280 m2**

*Croatia, Islands of the Adriatic sea*

<b>Price:</b>	<b>€ 450 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Year built</b>	2005
<b>Bedrooms</b>	6
<b>Number of rooms</b>	6
<b>Land area</b>	110 m2
<b>Area</b>	287 m2
<b>Category</b>	For sale



Zadar, Mali Iž, a unique stone house with a breathtaking view.

It is located at the very top of Mali Iž in the Mućel settlement at the end of a dead end street. The position and orientation provides the owner with complete peace and privacy without a neighborhood surrounded by indigenous and Mediterranean plants.

The distance from the sea is approx. 600 meters (10 minutes' walk) from the sea - Bršanj (ferry pier).

It is designed on three floors (83m2 each) plus a covered terrace of 30m2 that offers the most beautiful view from Iž of the sea and the Zadar archipelago, and thanks to its unique position, each floor also has an open view of the sea. In the continuation of the terrace, it is possible to build a swimming pool with a sunbathing area, from which there would be a view of the sea.

The house is designed in a Mediterranean style, while the interior is dominated by a modern style. On the basis of the old stone house, a new stone house was built with concrete slabs and in accordance with the new construction standards.

The first floor (ground floor) consists of two bedrooms, a living room, a bathroom, a stylish kitchen with the most modern appliances, and a closed terrace of 20 m2 with sliding walls that leads to an outdoor covered terrace of 30 m2.

The second floor (first floor) is accessed by external stairs decorated with a wrought iron fence. The layout of the rooms on the first floor consists of two bedrooms, one of which has a balcony with a view of the sea, a living room, a bathroom, a kitchen and a terrace of 20 m2 with sliding walls.

Floor -1 is semi-furnished and has all the conditions to be organized as living space, tavern, wellness or similar.

The entire house is stylishly decorated with carefully selected materials and furniture to provide a warm and



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quality space for living or staying. Glass sliding walls (iso-reflective glass) and sheds are aluminum, and the windows are wooden. In the main rooms on both floors there is ceramic tile, and both floors are air-conditioned.

Mali Iž, a village on the Zadar island of Iž, is located on the northern side of the island, which is connected to the mainland by ferry and boat lines. Mali Iž is an ideal destination that offers everything you need for a peaceful vacation away from the tourist bustle. Since there are a dozen smaller islets and rocks around the island, boaters and diving enthusiasts will have enough locations to explore, and from Iž many go to the Kornati National Park.

Other information on request.

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