



**Ugljan, beautiful house on an impressive 1405 m2, 100 m from the beach**

*Croatia, Islands of the Adriatic sea*

<b>Price:</b>	<b>€ 1 590 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Bedrooms</b>	6
<b>Number of rooms</b>	6
<b>Land area</b>	1405 m2
<b>Area</b>	322 m2
<b>Category</b>	For sale



Ugljan, this spacious house consists of basement, ground floor and first floor on 322 m2. The land is an impressive 1405 m2 at 100 m from the beach and the mule.

**Basement:**

- basement of 50 m2

**Ground floor:**

- Area: 136 m<sup>2</sup>
- Three spacious bedrooms
- Living room with dining room and kitchen
- Bathroom
- Air-conditioned (air conditioners for heating and cooling), ideal for a year-round stay

**First floor:**

- Area: 136 m<sup>2</sup>



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- Two spacious bedrooms
- Bathroom
- Living room, dining room and kitchen
- Terrace with a beautiful view of the sea (22 m<sup>2</sup>)
- Built-in wood-burning fireplace for added comfort
- Distance to the coast: only 100 m

**Additional contents:**

- Auxiliary object in the yard (44 m<sup>2</sup>)
- Gazebo for rest and enjoyment in the company of family and friends
- Outdoor kitchen and grill for summer dinners
- the facility is connected to the city water supply and sewerage system. The infrastructure is complete.

**Plot:**

- Total area of the garden: 1269 m<sup>2</sup>
- Total land area: 1405 m<sup>2</sup>

Distance to the town center with shops, restaurants, post office, doctor and hairdresser: about 500 m.

The island of Ugljan is in the Zadar archipelago, northwest of the island of Pašman and southeast of the islands of Rivanj and Sestrunj. It is counted among the larger Croatian islands. The Zadar Channel separates it from the mainland, and it is connected to the island of Pašman by a bridge over the Mali Ždrelac passage.

Olives, figs, and vines are grown on the island. The island is connected to Zadar by the most frequent ferry line on the Croatian Adriatic coast, which also operates at night.

Do not miss this unique opportunity to buy real estate in beautiful Ugljan.

For more information or to arrange a tour of the location on request.

**Contacts:**

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