

Ugljan

Reference 070021



## Modern Home with Balcony

living space:	116 m <sup>2</sup>	energy certificate:	in process
plot area:	570 m <sup>2</sup>		
bedrooms:	3		
bathrooms:	3		
sea view:	✓	price:	€ 570,000.-



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### Details:

This property reflects beautiful Dalmatian architecture, both inside and outside. The villa was built with innovative and high quality bricks and with handcrafted shutters.

Inside, the open ceiling beams, and floors tiled with high quality material are characteristic of this architecture.

The villa consists of a cellar of approx. 21 m<sup>2</sup>, a ground floor of approx. 47 m<sup>2</sup> and a gallery. The ground floor has an open kitchen with dining room, an elegant bedroom and a modern bathroom. Upstairs there are two bedrooms, each with an attached bathroom.

The villa is surrounded by a beautiful garden and fully fenced.

The garden has an exclusive pavilion. From there you can, for example, enjoy a nice dinner at a magnificent view to the sea

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## Location & surrounding area:

Ugljan has an area of 50.21 km<sup>2</sup> and is one of the densely populated islands of Croatia. It is located northwest of the island of Pasman and is separated by the Zadar Channel from the mainland.

At the bay Zdrelac, a 210 meter long bridge connects Ugljan with the neighboring island of Pasman.

The long history of the island is very interesting and goes back to the Middle Ages. Many of the towns were founded at that time and even today many remains of these ancient buildings can be seen.

Many residents of Zadar have their holiday homes on the island and so Ugljan has become a weekend retreat for the locals and tourists.

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Living room with open ceiling beams



Elegant bedroom



Bathroom



Pavilion with a sensational view



Alley to dining room



Alley to bedroom

All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.

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