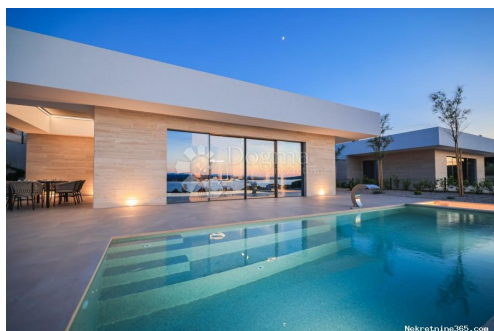


## LUKSUZNA VILLA NA OTOKU PAŠMANU, Tkon, House



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: F.LA GUARDIA 6  
Phone: +385 51 341 080  
Fax: +385 51 341 081  
About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

|                |                                 |
|----------------|---------------------------------|
| Title:         | LUKSUZNA VILLA NA OTOKU PAŠMANU |
| Property for:  | Sale                            |
| House type:    | detached                        |
| Property area: | 91 m <sup>2</sup>               |
| Lot Size:      | 578 m <sup>2</sup>              |
| Bedrooms:      | 3                               |
| Bathrooms:     | 2                               |
| Price:         | 627,000.00 €                    |
| Updated:       | Apr 15, 2024                    |

### Condition

|           |      |
|-----------|------|
| Newbuild: | yes  |
| Built:    | 2021 |

### Location

|                        |                   |
|------------------------|-------------------|
| Country:               | Croatia           |
| State/Region/Province: | Zadarska županija |
| City:                  | Tkon              |
| City area:             | Tkon              |
| ZIP code:              | 23212             |

### Permits

|                        |     |
|------------------------|-----|
| Building permit:       | yes |
| Ownership certificate: | yes |



### Additional information

|                    |                |
|--------------------|----------------|
| Energy efficiency: | In preparation |
|--------------------|----------------|

### Parking

|                           |   |
|---------------------------|---|
| Number of parking spaces: | 4 |
|---------------------------|---|

### Description

**Description:**

Luxury Villa for Sale in Tkon, Pašman Island We proudly present an exclusive villa located in the serene area of Tkon on Pašman Island, just 150 meters from the crystal-clear Adriatic Sea and the beach, and 400 meters from a beach bar. The villa was designed by the renowned architectural firm Dva Arhitekta, with meticulous attention to detail to ensure maximum quality and comfort. Situated on a plot of 578 m<sup>2</sup>, the villa occupies 91.55 m<sup>2</sup> of enclosed space with high ceilings of 3 meters, adding an additional sense of spaciousness and luxury. The house is further clad in Travertino Italian stone and insulated with 15 cm of thermal insulation, ensuring an optimal temperature throughout the year. Inside, the villa features two spacious bedrooms, each with its own bathroom equipped with Hans Grohe fixtures in black design, box spring beds measuring 180x210 cm, safety deposit boxes, televisions, and air conditioning. The space is decorated with art paintings by Stjepan Perković and equipped with high-quality damask linens and towels. The living room boasts an Adda sectional sofa, a Harreither ambient fireplace, and 5-meter-wide panoramic doors that allow natural light and views of the surrounding nature. The kitchen is fitted with Dan Kuchen Austria furniture and top-of-the-line Bosch appliances, with the entire area illuminated by Maytoni designer lighting from Germany. The exterior of the villa offers a spacious terrace with a kitchen, grill, and bioclimatic pergola, ideal for relaxation and socializing. There is also a magnificent infinity pool with heating, an inox waterfall, and the possibility of installing a hidden automatic cover. Additional luxury is provided by an outdoor Jacuzzi, perfect for enjoying under the starry sky. For maximum privacy and security, the entrance gate of the villa is remote-controlled, and the garden boasts over 200 Mediterranean plants with automatic irrigation and LED outdoor lighting. This villa represents an ideal retreat for those seeking luxury, privacy, and close proximity to the sea on one of the most beautiful Adriatic islands. Don't miss the opportunity to become the owner of this exceptional home in Tkon on Pašman Island. This property offers potential buyers the possibility of financial profitability through tourism, but it can also make a peaceful and luxurious home. Don't miss this opportunity, Contact us with confidence. Contact: Jakov Kutija +385958938595 ID CODE: DA504

**Additional contact info**

Reference Number: 431044  
Agency ref id: DA504