

## OTOK UGLJAN, PREKO - Luksuzna vila s bazenom 200 m od mora, Preko, House



### Seller Info

Name: Agencija Dux nekretnine  
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First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
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About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then

because we like to stay in touch  
even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	OTOK UGLJAN, PREKO - Luksuzna vila s bazenom 200 m od mora
Property for:	Sale
House type:	detached
Property area:	225 m <sup>2</sup>
Lot Size:	752 m <sup>2</sup>
Bedrooms:	4
Bathrooms:	2
Price:	2,000,000.00 €
Updated:	Jun 29, 2024

### Condition

Newbuild:	yes
Built:	2024

### Location

Country:	Croatia
State/Region/Province:	Zadarska županija
City:	Preko
City area:	Preko
ZIP code:	23273

### Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	In preparation
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### Parking

Number of parking spaces:	3
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Covered parking space: yes

## Description

Description:

UGLJAN ISLAND, PREKO - Luxury villa with swimming pool 200 m from the sea. Luxury villa under construction for sale in Preko on the island of Ugljan near Zadar. The villa with a total area of 225.38 m<sup>2</sup> was built on a plot of 752 m<sup>2</sup>. It consists of ground and first floor. On the ground floor there is a living room with a kitchen and a dining room, a wardrobe, a storage room, a wellness room, a covered terrace with access to a sun terrace with a swimming pool and garden. On the first floor there are three bedrooms, two bathrooms, a storage room and a loggia. . The planned deadline for moving in is at the end of 2024. The island of Ugljan is located in the Zadar archipelago, northwest of the island of Pašman. It is separated from the mainland by the Zadar Channel. The island has a total area of 50 km<sup>2</sup> (length 22 km, width up to 3.8 km) and has about 6,200 inhabitants (census 2001). The bridge over the Ždrelac strait connects the island of Ugljan with the island of Pašman. The largest settlements on Ugljan are located on the northeastern part of the coast. A well-preserved Mediterranean natural landscape. The only traces of human activity are a small port, with fishermen's houses and a few olive groves surrounded by dry stone walls in the upper part of the island. While Preko is located in the very center of the island of Ugljan, in the center of all amenities, the municipality, doctor, bank, school, kindergarten, tourist traffic and the port itself. Dear clients, the agency commission is charged in accordance with the General Business Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 23359

## Additional contact info

Reference Number: 510586

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