

## OTOK PAŠMAN, ŽDRELAC - Luksuzna kamena vila s bazenom pokraj mora, Pašman, 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  
ZIP code: 51000  
Address: Tizianova 8  
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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 PAŠMAN, ŽDRELAC - Luksuzna kamena vila s bazenom pokraj mora
Property for:	Sale
House type:	detached
Property area:	300 m <sup>2</sup>
Lot Size:	491 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	8
Bathrooms:	5
Price:	1,300,000.00 €
Updated:	Oct 20, 2024

### Condition

Built:	2022
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### Location

Country:	Croatia
State/Region/Province:	Zadarska županija
City:	Pašman
City area:	Ždrelac
ZIP code:	23262

### Permits

Building 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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## Description

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PAŠMAN ISLAND, ŽDRELAC - Luxury stone villa with a pool by the sea A beautiful luxury villa with a pool and a view of the sea is for sale in Ždrelac on the island of Pašman near Zadar. The stone villa built in the Mediterranean style is only 30 m from the coast. Built on a plot of 491 m<sup>2</sup>, the villa has a total of 300 m<sup>2</sup> of living space. The interior and exterior of the villa are decorated according to the traditional stone construction that reflects the authentic element of this climate. On the ground floor of the villa there is a beautifully decorated living room, a modern kitchen and dining room, and three bedrooms with attached bathrooms. The kitchen is suitable or equipped for catering purposes, so the ground floor can easily be converted into a restaurant. On the first floor of the villa there are two bedrooms and bathrooms, another living room and a fitness room with exercise equipment. All rooms in the villa are air-conditioned, and the living room opens onto a spacious terrace and yard with a 21 m<sup>2</sup> swimming pool. There is also a summer kitchen and outdoor grill in the yard, and three parking spaces are available. The villa is located right next to the sea and a beautiful pebble beach, surrounded by untouched nature. There is a shop and a restaurant in the immediate vicinity. The island of Pašman is very well connected to the mainland and the urban center of Zadar, which is 22 km from the island, and the nearest airport is 39 km away. There are numerous National Parks and Nature Parks nearby. For example, the Kornati National Park, an Adriatic jewel located nearby, is an archipelago of specific geography consisting of 89 islands, islets and rocks, and nearby is the Telašćica Nature Park with the salt lake Mir. 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: 15432

## Additional contact info

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