

## OTOK UGLJAN, KALI - Luksuzna vila na otoku prvi red do mora, Kali, House



### Seller Info

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First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
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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, KALI - Luksuzna vila na otoku prvi red do mora
Property for:	Sale
House type:	detached
Property area:	260 m <sup>2</sup>
Lot Size:	445 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	4
Bathrooms:	3
Price:	1,400,000.00 €
Updated:	Sep 04, 2024

### Condition

Newbuild:	yes
Built:	2021

### Location

Country:	Croatia
State/Region/Province:	Zadarska županija
City:	Kali
City area:	Kali
ZIP code:	23272

### Permits

Building permit:	yes
Ownership certificate:	yes



### Additional information

Energy efficiency:	A+
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### Parking

Number of parking spaces:	2
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### Description

## Description:

UGLJAN ISLAND, KALI - Luxury villa on the island, first row to the sea Luxury villa for sale in the town of Kali on the island of Ugljan near Zadar in Northern Dalmatia. The villa has a total living area of 260 m<sup>2</sup> on a plot of 445 m<sup>2</sup>. It is located first row to the sea, and is only twenty meters from the beach. The villa is architecturally conceived in a cascade, and in harmony with the surrounding space, so the stone facade is harmoniously integrated into the modern interior and exterior design. On the ground floor of the villa there is a fully equipped kitchen, dining room and living room designed as an open space. The glass wall in the living room allows plenty of light throughout the day, and there is also a beautiful infinity pool on the terrace. From the terrace, as well as from all the rooms in the villa, there is a stunning view of the nearby islands and the sunset. On the ground floor of the villa there is also an additional toilet and a laundry room. On the first floor of the villa there are three air-conditioned bedrooms with attached bathrooms. The villa is equipped with a floor heating system in all rooms, it is fully air-conditioned, a WIFI network is available, as well as cable and satellite television. Two parking spaces are available in the courtyard of the villa. There are numerous pebble beaches in the area, and Kali itself on the island of Ugljan is very well connected to the mainland. Ferry lines are very frequent to the urban center of Zadar. Zadar is a city with a long history and developed cultural life. Best known for the remains of the Roman Forum and the pre-Romanesque church of St. Donata, which is also the symbol of this city, Zadar is also known for its irreplaceable sunset that left even the American director Alfred Hitchcock breathless. 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: 15123

**Additional contact info**

Reference Number: 576843

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