

## Otok Ugljan – Kuća za investiciju, prvi red do mora, Preko, House



### Seller Info

Name: Kaiser Immobilien  
First Name: Kaiser  
Last Name: Immobilien  
Company Name: Kaiser Immobilien d.o.o.  
Service Type: Selling and renting  
Website: <https://kaiser-immobilien.hr/>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Opatija  
ZIP code: 51410  
Address: Maršala Tita 97  
Mobile: 00385992140008  
Phone: 0038551823491  
About us: The professional team of experts for exclusive real estate of the agency KAISER IMMOBILIEN becomes a partner for clients in a pleasant, undisturbed, discreet and intimate atmosphere. We strive to meet the highest standards and with great commitment we find the perfect property for you. With our expertise, dedication, our instinct and knowledge of the regional market, you can build your dream property in the locations of Kvarner, Istria, Dalmatia and the whole of Croatia. We advise you from the first appointment to the conclusion of the contract and beyond. Each client is approached individually with maximum trust.

The founders of the agency are Silvija Panuccio and Dean Luić.

Leave it to our team of experts who know every challenge on

the way to the best real estate.

Our focus is quality, safety and finding the perfect property for the money invested.

Reg No.: 133/2024

## Listing details

### Common

Title:	Otok Ugljan – Kuća za investiciju, prvi red do mora
Property for:	Sale
House type:	detached
Property area:	400 m <sup>2</sup>
Lot Size:	3400 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	5
Bathrooms:	1
Price:	1,350,000.00 €
Updated:	Nov 19, 2024

### Location

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

### Permits

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

### Additional information

Energy efficiency:	In preparation
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### Heating

Central heating:	yes
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### Parking

Garage: yes  
Number of parking spaces: 7

## Description

Description: Kaiser Immobilien puts on the market a detached house in the first row to the sea on the island of Ugljan. The floor plan of the house is basement + ground floor + first floor, beautiful intimate garden of 3400 m<sup>2</sup>, garage of 30 m<sup>2</sup>, laundry room, tavern. The property consists of two apartments with large terraces and a wonderful view of the sea. Very good connection with the continent, the airport and attractive tourist locations, which makes this property a very attractive investment for tourism or private use. It is possible to build buildings and other uses on the plot. Potential for building, for example, a hotel with up to 80 beds or 2 detached residential buildings with a total of 12 apartments. Open view of the sea and Zadar hinterland. ID CODE: 101-026

## Additional contact info

Reference Number: 649038  
Agency ref id: 101-026  
Contact phone: +385911632884, +385995677888,