

## OTOK UGLJAN - KUĆA S BAZENOM I POGLEDOM NA MORE, Preko, 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>  
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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:	OTOK UGLJAN - KUĆA S BAZENOM I POGLEDOM NA MORE
Property for:	Sale
House type:	detached
Property area:	235 m <sup>2</sup>
Lot Size:	500 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	8
Bathrooms:	2
Price:	820,000.00 €
Updated:	Oct 29, 2024

### Condition

Built: 2012

### 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

### Parking

Garage: yes

### Description

Description: ISLAND OF UGLJAN - HOUSE WITH POOL AND SEA VIEW A luxurious oasis on the island of Ugljan. Find your paradise on the beautiful island of Ugljan, where this enchanting house with a pool is located just 70 meters from the crystal-clear Adriatic Sea. This stunning property spans 235 m<sup>2</sup>, encompassing a ground floor and two upper floors. On the ground floor (84 m<sup>2</sup>), you will find a

garage, laundry room, storage room, toilet, terrace, and summer kitchen. The first floor (75 m<sup>2</sup>) offers the comfort of a kitchen, dining area with a spacious living room, bathroom, and two terraces. The second floor (78 m<sup>2</sup>) features four bedrooms, a bathroom, and two terraces with magical views of the sea and the picturesque city of Zadar. In addition to its interior beauty, the 480 m<sup>2</sup> garden is enchanting, enriched with olive trees and Mediterranean plants. The stone-paved yard is enhanced with a beautiful pool and an outdoor barbecue. The house is sold fully furnished. For comfort and a pleasant atmosphere, there are five air conditioning units, with the option of wood heating during the winter months. The technical aspects of the house include the first phase of central heating, a PTV heat pump, and an 8 kW photovoltaic power plant under construction. PVC and ALU joinery, 10 cm thick thermal insulation, and a septic tank further enhance the quality of life. The island of Ugljan is connected by the Gaženica Zadar - Preko ferry line, and Gaženica is only 18 km from the highway. Financing is available for EU citizens. The number one agency in Croatia for over 23 years. Don't miss this opportunity, your new luxury living address awaits you! For further information and to arrange a viewing, feel free to contact me at +385919077396 or via email at [vedrana.basic@dogma-nekretnine.com](mailto:vedrana.basic@dogma-nekretnine.com). Contact: Vedrana Bašić: +385919077396 E-mail: [vedrana.basic@dogma-nekretnine.com](mailto:vedrana.basic@dogma-nekretnine.com) ID CODE: DA100062379

### Additional contact info

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