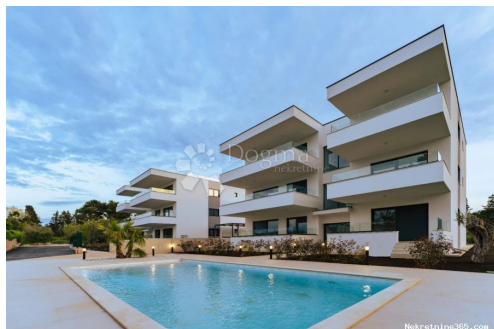


UGLJAN - STAN A1 - PRIZEMLJE - ZGRADA A, Preko, Flat



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>
Country: Croatia
Region: Primorsko-goranska županija
City: Rijeka
ZIP code: 51000
Address: F.LA GUARDIA 6
Phone: +385 51 341 080
Fax: +385 51 341 081
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:	UGLJAN - STAN A1 - PRIZEMLJE - ZGRADA A
Property for:	Sale
Property area:	110 m ²
Number of Floors:	2
Bedrooms:	4
Bathrooms:	3
Garden area:	33 m ²
Terrace area:	21 m ²
Price:	509,143.00 €
Updated:	Oct 29, 2024

Condition

Newbuild:	yes
Built:	2023

Location

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

Permits

Building permit:	yes
Ownership certificate:	yes



Additional information

Elevator:	yes
Energy efficiency:	A

Parking

Garage:	yes
Number of parking	1

spaces:

Description

Description:

EXCLUSIVE NEW BUILD WITH SEA VIEW ON THE ISLAND OF UGLJAN
Two smaller residential buildings with a total of 12 housing units are located in a peaceful location on Ugljan, only 150 meters from the sea. The buildings are oriented to the northeast and are situated close to all the amenities necessary for a comfortable life. The apartment is being sold fully furnished and equipped with all appliances and small inventory. Apartment A1 is situated on the ground floor of Building A and comprises an entrance, a living room with a dining area and kitchen, 3 bedrooms, and 3 bathrooms, as well as a hallway, anteroom. The internal usable area measures 88.85 m², with an additional side area of a covered terrace outside the building on the ground floor, measuring 21.00 m². The property also includes a storage room (6) in the basement with a useful area of 8.63 m², an outdoor parking space marked PM 7 in the basement, covering an area of 15.00 m², and a garden area of 33.22 m². The total gross area is 166.80 m², while the total net area is 110.00 m². High-quality materials were used in the construction, with the building made of reinforced concrete. Equipment: elevator, PVC windows, shutters, and mosquito nets, anti-burglary entrance door, ceramic tiles in all rooms, and laminate flooring in the bedrooms. The bathrooms, bedrooms, and living room are equipped with underfloor heating, while the bedrooms and the living room also have air conditioning units. Each apartment comes with a storage room and 1 parking space in the underground garage. All residents have the right to use the shared rooftop terrace on top of their building and a swimming pool with dimensions of 9x4 meters, located on the ground floor of Building A. Location: Ugljan, situated on the island of Ugljan, is a small tourist destination ideal for those seeking rest, relaxation, and enjoyment of the authentic Dalmatian ambiance. The island of Ugljan is connected to the mainland by the Zadar - Preko ferry line, and it is connected to the island of Pašman by the Ždrelac Bridge. The island of Pašman, in turn, is connected to the mainland by the Biograd na Moru - Tkon ferry line. Biograd and Zadar are well-connected, being close to the highway and the Zadar airport. This is an opportunity you must not miss! Contact me immediately to arrange a viewing. Your new address of luxurious living awaits you! Contact: Vedrana Bašić: +385919077396 ID CODE: DA1000142

Additional contact info

Reference Number: 674103

Agency ref id: DA1000142