



81 m<sup>2</sup> Ugljan, Croatia 335 000 EUR / 8 376 675 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7637</b>	Price	<b>335 000 EUR / 8 376 675 CZK</b>
Address	<b>Ugljan, Croatia</b>	Type	<b>Apartments</b>
Disposition	<b>3 + kitchenette</b>	Usable area	<b>81 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>1st floor</b>
Parking	<b>Yes</b>	Terrace	<b>14 m<sup>2</sup></b>

## About real estate

We offer for sale designer apartment 3+kt on the three floor of an exclusive residential project, which is being built in a quiet bay on the island of Ugljan - one of the most beautiful locations of the Croatian Adriatic. This boutique building with six residential units combines high standard of living, privacy and direct contact with nature and the sea.

The apartment with a total area of 80.8 m<sup>2</sup> is thoughtfully designed and offers two bedrooms, two bathrooms and an open living area with kitchen and dining room. From the living area there is direct access to the terrace of 13.8 m<sup>2</sup>, which provides a pleasant privacy and space for relaxing in the open air.

All units are realized to a high standard with an emphasis on modern design, comfort and functionality. Future owners have the opportunity to individually design the interior according to their wishes - including the choice of materials and the possibility of complete turnkey furnishing.

The apartment includes a reserved parking space. In addition, residents will have access to a communal swimming pool set in a carefully landscaped Mediterranean garden.

Estimated completion: summer 2026.

The island of Ugljan, just a few minutes by boat from historic Zadar, offers a unique combination of unspoilt nature, beautiful beaches and complete amenities. Local cafes, restaurants, markets and cultural traditions create a harmonious environment for everyday life and relaxation. The rugged coastline, azure sea and abundant leisure activities make this the ideal choice for those seeking a combination of relaxation, privacy and investment potential.

The order	Layout	Floor	Usable area	Terrace / Balcony / Loggia	Garden	Price
N7635	3 + kitchenette	ground floor	99 m <sup>2</sup>	24 m <sup>2</sup> / No / No	No	8 751 750 CZK
N7636	3 + kitchenette	ground floor	81 m <sup>2</sup>	14 m <sup>2</sup> / No / No	No	8 001 600 CZK
N7637	3 + kitchenette	1st floor	81 m <sup>2</sup>	14 m <sup>2</sup> / No / No	No	8 376 675 CZK