



🏠 99 m<sup>2</sup> 📄 Ugljan, Croatia 💰 350 000 EUR / 8 751 750 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|                                    |                                   |             |                                    |
|------------------------------------|-----------------------------------|-------------|------------------------------------|
| Order number                       | <b>N7635</b>                      | Price       | <b>350 000 EUR / 8 751 750 CZK</b> |
| Address                            | <b>Ugljan, Croatia</b>            | Type        | <b>Apartments</b>                  |
| Disposition                        | <b>3 + kitchenette</b>            | Usable area | <b>99 m<sup>2</sup></b>            |
| Energy performance of the building | <b>G - Extremely uneconomical</b> | Floor       | <b>ground floor</b>                |
| Parking                            | <b>Yes</b>                        | Terrace     | <b>24 m<sup>2</sup></b>            |

## About real estate

We are pleased to present a stylish 2-bedroom apartment for sale in an exclusive new residential project, beautifully set in a charming bay on Ugljan Island – the pearl of the Croatian Adriatic. This modern six-unit development combines premium standards, privacy, and a harmonious lifestyle just steps from the sea.

The apartment, located on the ground floor, boasts a total area of 99.1 sqm and features two bedrooms, two bathrooms, and a spacious open-concept living area with a kitchen and dining space. The highlight is a 24 sqm private terrace, ideal for relaxing and seamlessly blending indoor and outdoor living.

All units are finished to a high standard with a focus on design, functionality, and comfort. Buyers have the opportunity to customize the interior to their own taste, including the option of a turnkey furnishing package. A beautifully landscaped Mediterranean garden will feature a shared swimming pool for residents. The apartment also includes a designated parking space.

Just a few minutes by boat from the historic city of Zadar, Ugljan is one of the most sought-after destinations on the Adriatic coast. The island offers full amenities, including cafes, restaurants, and traditional markets. Its natural beaches, crystal-clear waters, rugged coastline, and wealth of leisure activities make it an ideal location for those seeking peace, privacy, and inspiration year-round.

Estimated completion: Summer 2026.

Whether you're seeking a smart investment or a serene retreat to embrace the Mediterranean way of life, contact us today for more information and the opportunity to pre-reserve.

| 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 |