



365 m<sup>2</sup> Zadar, Croatia 1 050 000 EUR / 26 428 500 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Veronika Pecková**  
PROJECT MANAGER

veronika.peckova@luxent.cz  
+420 771 255 255

Order number	<b>N6285</b>	Price	<b>1 050 000 EUR / 26 428 500 CZK</b>
Address	<b>Zadar, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>365 m<sup>2</sup></b>
Number of rooms	<b>4 rooms</b>	Land area	<b>2 197 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Device	<b>Yes</b>
Terrace	<b>Yes</b>		

## About real estate

We offer a villa for sale, located on the island of Ugljan, in the small town and bay of Lukoran, located opposite the town of Zadar. This spacious, traditionally furnished 365 sqm villa is built into the hillside on its own 2,197 sqm plot, offering panoramic sea views.

In the basement there is a double garage with utility room and facilities, with direct access to the large garden and access to the sea. The ground floor offers the main entrance directly into the living area with kitchen, dining and living area, which is connected to an outdoor covered terrace with outdoor blinds. There are also three bedrooms, the master bedroom of which has an en-suite bathroom, dressing room and access to a small terrace. From the main terrace there is direct access to the large cascading garden with mature olive trees and other trees, while offering an outdoor covered gazebo with facilities. The villa is wheelchair accessible due to the slope and provides maximum peace and privacy.

Heating is provided by an air conditioning unit and a solid fuel stove. Possibility of building another building, swimming pool and other facilities. A very high standard of materials and technology is used throughout the villa, including smart home. All rooms have underfloor heating, air conditioning and electrically operated blinds.

Lukoran Bay is 20 minutes by fast ferry from the centre of Zadar. This is a great location for quiet and completely private living without the tourist hustle and bustle, with a clear and clean sea. The area is also well protected against storms (strong gusty winds) and has a special microclimate.