



172 m<sup>2</sup> Muline, Croatia 970 000 EUR / 23 512 800 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7731</b>	Price	<b>970 000 EUR / 23 512 800 CZK</b>
Address	<b>Muline, Croatia</b>	Type	<b>Houses</b>
Category	<b>Family House</b>	Usable area	<b>172 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>454 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Terrace	<b>Yes</b>
Swimming pool	<b>Yes</b>		

## About real estate

We offer for sale a luxury villa with a heated pool and panoramic sea views, located in the picturesque resort of Muline on the western tip of the island of Ugljan. This new building from 2022 with a living area of 172 m<sup>2</sup> stands on a plot of 454 m<sup>2</sup> and is located just 200 meters from the beach with crystal clear sea. The villa is spread over two floors and its southwestern orientation ensures plenty of sun throughout the day.

On the ground floor there is a spacious entrance hall, guest bathroom, laundry room, modern kitchen with dining area and an elegant living room with direct access to a covered loggia overlooking the garden and pool. Upstairs there are three bedrooms, the master bedroom has its own bathroom, dressing room and terrace. The other two bedrooms have their own terraces and a shared bathroom. Every detail of the interior is finished to the highest standard, with an emphasis on modern design and functionality.

The house has a landscaped garden with a sunny terrace and heated pool, ideal for relaxation and undisturbed privacy. The villa is equipped with underfloor heating throughout and air conditioning in every room, while its A+ energy rating guarantees low running costs.

Muline is a sought-after location for its peaceful atmosphere, picturesque beaches and proximity to restaurants, cafes and shops. The island of Ugljan is well connected to the mainland and the city of Zadar by regular ferry and boat services, ensuring convenient access all year round. This property is ideal for private family living as well as a prestigious investment in tourist rentals.