



285 m<sup>2</sup> Pašman, Croatia 1 100 000 EUR / 26 867 500 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Veronika Pecková**  
PROJECT MANAGER

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

Order number	<b>N7659</b>	Price	<b>1 100 000 EUR / 26 867 500 CZK</b>
Address	<b>Pašman, Croatia</b>	Type	<b>Houses</b>
Category	<b>Family House</b>	Usable area	<b>285 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>493 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Device	<b>Yes</b>
Parking	<b>Yes</b>	Terrace	<b>Yes</b>
Swimming pool	<b>Yes</b>	Lift	<b>No</b>

## About real estate

We are offering for sale a stylish stone house with a pool, located just 50 meters from the sea in a peaceful part of Pašman Island, Northern Dalmatia. This unique property combines traditional Dalmatian architecture with modern comfort and offers unobstructed sea views, making it ideal both for family living and as an investment for tourist rentals.

The house sits on a 493 sqm plot and offers a total living area of 285 sqm spread over two floors. Inside, you will find five bedrooms, five bathrooms, a spacious living room, a fully equipped kitchen with a dining area, and a fitness room. The entire property is tastefully furnished, enhanced with colorful and playful elements, and is being sold fully equipped.

The landscaped and paved garden includes a swimming pool with a sunbathing area, an outdoor kitchen with a fireplace, and a covered terrace with a dining area perfect for summer gatherings. For climate control, the house is equipped with eight air conditioning units. It is connected to the municipal water supply and uses a three-chamber septic tank instead of a sewer system. Parking is available directly on the property.

Pašman Island, where the property is located, lies south of Zadar and is easily accessible by ferry from the mainland. Surrounded by islands such as Ugljan, Iž, Dugi Otok, and Žut, it is known as the greenest island in the Croatian archipelago. The area is renowned for its pristine nature, beautiful beaches, and opportunities for both active and relaxing holidays. This property is an ideal choice for those seeking peace, comfort, and the true spirit of Dalmatia.