



294 m<sup>2</sup> Veli Iž, Croatia 1 150 000 EUR / 27 876 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7766</b>	Price	<b>1 150 000 EUR / 27 876 000 CZK</b>
Address	<b>Veli Iž, Croatia</b>	Type	<b>Houses</b>
Category	<b>Family House</b>	Usable area	<b>294 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>760 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Parking	<b>Yes</b>
Terrace	<b>Yes</b>	Swimming pool	<b>Yes</b>

## About real estate

We are offering for sale a modern villa with an area of 294 sqm, located on a plot of 760 sqm on the Croatian island of Iž in the Adriatic Sea. The property is situated in a quiet bay with crystal clear water. The architectural design combines elements of traditional and modern construction, allowing the villa to blend harmoniously into the surrounding nature.

The ground floor features an open space connecting the kitchen, living room, and dining room. Emphasis was placed on every detail – from the modern kitchen with clean lines to the massive dining table. Heating is provided by underfloor heating, and the highest quality materials were used in the furnishings. A fireplace contributes to the cozy atmosphere.

Large glass walls connect the interior with the outdoor terrace, where there is an infinity pool, a sun terrace, and a summer kitchen with a dining area. The garden is complemented by Mediterranean plants.

A wooden staircase leads to the upper floor, where there are bright bedrooms, each with its own bathroom and direct access to the terrace with a magnificent sea view. The property also includes a parking area of almost 100 m<sup>2</sup>. The villa is located on an elevated site and surrounded by Aleppo pine forest, ensuring unobstructed sea views.

This villa is the ideal choice for those seeking a combination of luxury and a peaceful environment – whether as a tourist investment or as a private family retreat.