



🏠 400 m<sup>2</sup> 📄 Pašman, Croatia 💰 2 750 000 EUR / 67 045 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7518</b>	Price	<b>2 750 000 EUR / 67 045 000 CZK</b>
Address	<b>Pašman, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>400 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>773 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Number of floors	<b>3</b>
Device	<b>Yes</b>	Parking	<b>Yes</b>
Garage	<b>Yes</b>	Terrace	<b>Yes</b>
Swimming pool	<b>Yes</b>		

## About real estate

We offer for sale a beautiful modern villa located in a quiet area with unobstructed sea views. This unique residence, built on a plot of 773 sqm, is spread over three comfortable floors and offers an elegant combination of timeless design, high-quality amenities, and absolute privacy.

On the ground floor there is a comfortable bedroom with en-suite bathroom, sauna with additional bathroom, fitness room, tavern with indoor barbecue and billiards, laundry room and garage. The first floor consists of a bedroom with bathroom, separate toilet, designer kitchen with dining area and spacious living room, which flows seamlessly onto the terrace with hot tub, heated pool and relaxation area.

The second floor offers four bright bedrooms with en-suite bathrooms. Large glass walls provide breathtaking views of the surrounding countryside. The villa also has a roof terrace with panoramic sea views and an outdoor children's playground.

The interior features carefully selected materials and custom-made furniture, giving the whole space a unique style and harmony. The villa is an ideal investment for family living or lucrative tourist rentals.

The island of Pašman, located opposite Zadar, is one of the most beautiful and peaceful Croatian islands. Its charm lies in its unspoiled nature, crystal clear sea, and authentic Mediterranean atmosphere. Thanks to excellent boat connections and proximity to the mainland, it is easily accessible. The region offers a wide range of activities, from water sports and gastronomic experiences to cultural trips to nearby historic towns. There are complete civic amenities in the vicinity, making this location ideal for both recreational and permanent living.