



## Sale of a modern villa, 171 sqm, on a plot of 628 sqm, Croatia



171 m<sup>2</sup> Tkon, Croatia on request



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Veronika Pecková**  
PROJECT MANAGER

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

Order number	<b>N6404</b>	Price	<b>on request</b>
Address	<b>Tkon, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>171 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>628 m<sup>2</sup></b>
Low energy	<b>No</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>	Date to move in	<b>8. 3. 2023</b>

## About real estate

We offer for sale a villa located in the town of Tkon on the island of Pasman. The island is connected to the island of Ugljan opposite Zadar.

The villa has a size of 171 m<sup>2</sup> and offers high three meter ceilings. The house situated on a plot of 628 m<sup>2</sup>, there is parking for four vehicles. The house is fully furnished with quality furniture, high duality standard - Bosch kitchen appliances, Italian furniture and ceramics in the bathrooms, Hans Grohe sanitary ware.

The layout of the villa offers three bedrooms with bathrooms, utility room with washing machine and dryer, living room connected to the dining room and terrace, outdoor covered kitchen with barbecue, infinity pool with heating and counter-current and Jacuzzi.

Mediterranean plants, lemons, oranges and tangerines grow in the garden. The house has automatic irrigation and LED lighting.

It is possible to get here by ferry from the city centre in just ten minutes. The villa is about 200 meters from the beach and offers beautiful sea views.

Available immediately.