



130 m<sup>2</sup>

Tkon, Croatia

750 000 EUR / 18 270 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	N7650	Price	750 000 EUR / 18 270 000 CZK
Address	Tkon, Croatia	Type	Houses
Category	Villa	Usable area	130 m <sup>2</sup>
Number of rooms	4 rooms	Land area	504 m <sup>2</sup>
Energy performance of the building	G - Extremely uneconomical	Device	Yes
Parking	2	Terrace	Yes
Swimming pool	Yes		

## About real estate

We are offering for sale a modern, fully equipped villa located in the town of Tkon on Pašman Island, which is connected by a bridge to Ugljan Island, across from Zadar. This property presents an ideal opportunity for those seeking stylish living in a peaceful setting with a sea view, while still being easily accessible from the mainland – the ferry from central Zadar takes only ten minutes.

The 130 sqm villa is built to a very high standard, with a focus on quality materials, furnishings, and design. The interior features three bedrooms, two bathrooms, a technical room with a washer and dryer, and a spacious living room connected to the dining area and terrace. The exterior includes an outdoor covered kitchen with a grill and an infinity pool with heating and a counter-current system, adding to the luxurious atmosphere of the entire space. The property also includes a garden with fully automatic irrigation and decorative LED lighting, featuring Mediterranean plants and fruit trees such as lemons, oranges, and mandarins.

The villa is located approximately 200 meters from the beach and offers a beautiful sea view. There are two parking spaces available. The house is fully furnished and ready for immediate occupancy with no additional investment required.

This property combines comfort, privacy, and beautiful natural surroundings with excellent accessibility and represents an attractive option for both private use and as an investment for tourist rentals.