



219 m<sup>2</sup> Ugljan, Croatia 1 950 000 EUR / 47 268 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Veronika Pecková**

PROJECT MANAGER

[veronika.peckova@luxent.cz](mailto:veronika.peckova@luxent.cz)

+420 771 255 255

Order number	<b>N7437</b>	Price	<b>1 950 000 EUR / 47 268 000 CZK</b>
Address	<b>Ugljan, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>219 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>905 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>
Terrace	<b>Yes</b>	Swimming pool	<b>Yes</b>

## About real estate

We present you a unique opportunity to purchase a modern villa located in a prestigious private resort on the picturesque island of Ugljan in Dalmatia, Croatia. This luxurious complex with sea access was completed and opened in the summer of 2024 and offers a high standard of living in an environment perfectly harmonized with nature. The gated residential community includes 21 exclusive villas, a private beach club with a restaurant, bar, two swimming pools, and a 24-hour reception.

The villa has a total living area of 218 m<sup>2</sup> and is set on a private plot of 905 m<sup>2</sup>, offering two large terraces with a total area of 237 m<sup>2</sup>. The architectural design is the work of renowned studio Carlos Lamas and Interiorisimo, who paid attention to maximum functionality, aesthetics, and the connection between the interior and exterior.

The living area with generous floor-to-ceiling windows flows seamlessly onto the terrace with a summer kitchen and private heated pool. The villa has several bedrooms, each with its own bathroom and built-in wardrobes. Two parking spaces on the property are a matter of course.

This property is an ideal choice for private use or as an exceptional investment opportunity for premium tourist rentals.

The island of Ugljan, often referred to as the "green oasis of the Zadar archipelago," is one of the most beautiful and sought-after locations in Dalmatia. Thanks to its exceptional location in the Adriatic Sea, just 20 minutes by boat from Zadar, it offers the ideal combination of privacy, natural beauty, and access to cultural heritage and urban infrastructure.

The resort is located directly on the coast, just a few steps from crystal clear waters, with direct access to the sea. The island is known for its mild Mediterranean climate, olive groves, well-kept beaches, and a wide range of leisure activities, including cycling, water sports, and gastronomy.