



Code :	MAH1598
Location :	Island Lavdara
Building size :	157 m2
Lot size :	471 m2
Number of rooms :	5
Year of built :	n/a
Heating :	-
Energy efficiency :	processing

Price :	price on request €
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Makler-Courtage von 3% zzgl. den gesetzlichen Mwst ist bei Vertragsabschluss fällig.

## Holiday house with sea access

Would you like to spend your holidays in the unspoilt nature by the sea?  
If so, this house is made for you.

This cottage is located just 20 meters from the sea, in a dense, up to 20 m high pine forest, which prevents the heat of the day and the coolness of the night, so that one always finds a tolerable sleeping temperature.

It has been constructed on a 471 m2 plot and has 157 m2 of living space.  
First neighbor is 70 m away.

Since the house is located in the 70 m line, where build is not allowed, it will remain very intimate. Simply a great location with lots of greenery, no noise and stunning sea views.

The house has 5 rooms, 3 kitchens and 45 m2 covered terrace.

To the house belongs a water cistern with 63 m3, so is also provided for water.

On the shore there is a boat mooring and a sun terrace.

If Maestral blows you can look for the boat shelter near the bay called Veli Bok.

From the house is this bay 280 m away.

To the house, or on the island you can only come with your own boat.

Floor plans are available upon request.

Some information about the island:

A small island Lavdara is 15 minutes by boat from Sali on Dugi Otok, at the entrance to the National Park Kornati. The island has no electricity or water and uses solar energy for lighting and hot water and gas for cooking. Lavdara, the family island, the northern part is located two kilometers east of Sali, Dugi Otok. The island is about four kilometers long and one kilometer wide. It has its name from the Roman word lapidarium (lapis = stone). The Romans used the island as a quarry to build the old town of Zadar. The attentive observer can still recognize this at the Steinschutt in some parts of the West. Best to see in the southern part of the island near the cypresses. On the island there are only about 20 holiday houses. If you leave the inhabited zone of about 350m or even climb the boat, you can spend the whole day in solitude. Staying at Lavdara is almost a Robinsonade, a holiday away from civilization and yet in the middle of Europe. With belonging to the houses motorboats is reached in about 15-45 minutes

depending on the house and the weather, the small town of Sali. There is an Aunt Emma store and a supermarket offering food and drinks. Good eateries are "Konoba" and "Tamaris".

The always light breeze of Maestral, the Croatian summer wind that comes up at about 11.00 and about asleep at 19.00, contributes to the extremely pleasant climate.

The coast consists partly of pebble beach, small Felsplateaus in the shallow water and rocks with stairs entering the sea. The island is a paradise for families with children. The water is so clear and clean that you could drink it if it was not so salty. Algae and sea urchins do not exist, but dolphins.

MEDIA CONCEPT d.o.o.

Zvančiči 54 E, 51211 Matulji

Web: [www.kroatien-exklusivimmobilien.com](http://www.kroatien-exklusivimmobilien.com)

Mail: [info@media-concept.hr](mailto:info@media-concept.hr)

Tel: +385 51 711 499 Mob: +385 91 22 31 194