









Code :	MAV2443
Location :	Iž
Building size :	294 m2
Lot size :	467 m2
Number of rooms :	3
Year of built :	n/a
Heating :	heat pump
Energy efficiency :	processing

Price :	1.490.000 €

Makler-Courtage von 3% zzgl. den gesetzlichen Mwst ist bei Vertragsabschluss fällig.

A modern villa that combines the Mediterranean and urbanity — architectural elegance in the heart of Iž

On an island that still preserves the spirit of the ancient Adriatic, a villa is located that simultaneously exudes contemporary luxury and a deep connection with the Mediterranean landscape. This unique property is a perfect synergy of modern design and authentic climate, making it recognizable and completely integrated with its surroundings.

Elegant and functional: every detail carefully thought out
It extends over 294 m² of living space (including an auxiliary building), on a plot of 761 m². The villa offers:

3 spacious bedrooms
Open space living room with kitchen and dining room
3 bathrooms + 1 additional toilet
Laundry room, storage room and engine room
Two terraces (upper and lower), sundeck, balcony and private parking (90 m²)
Infinity pool measuring 9.5 x 4.5 m
Outdoor kitchen with gas barbecue
Boat mooring
Underfloor heating throughout the property via heat pump, top-quality aluminum joinery, solid wooden entrance doors (3x), and custom-made interior joinery – perfectly integrated into the color scheme of the space.

A view that captivates. Nature that soothes.
The upper terrace offers a breathtaking view – a natural lookout point from which you can enjoy a panoramic view of the bay and surrounding islands. Harmony with the environment is not only visual, but also emotional – this villa breathes in the rhythm of the island.

Iž – an island of authenticity and silence
The island of Iž is the perfect choice for those looking for a break from everyday life – diving enthusiasts, sailors, or those who simply want peace

and quiet away from the hustle and bustle of the city. The proximity of Telašćica and the Kornati Islands makes it an ideal base for exploring the natural beauty of the Adriatic.

Iž is also known for its pottery tradition and its unique festival – the election of the “King of Iž”, which gives a special cultural touch to this small Mediterranean paradise.

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