

Code :	MAG2480
Location :	Ugljan
Building size :	0 m ²
Lot size :	426 m ²
Distance from sea :	80 m
Number of rooms :	0
Year of built :	n/a
Heating :	-
Energy efficiency :	processing

Price :	80.000 €
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Makler-Courtage von 3% zzgl. den gesetzlichen MwSt ist bei Vertragsabschluss fällig.

Building Plot with Sea View in Kali – Island of Ugljan near Zadar

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For sale is a high-quality building plot located in Kali, a coastal village on the island of Ugljan, directly opposite the historic city of Zadar, Croatia.

The property enjoys a quiet yet central location and offers open sea views. Kali is an authentic Mediterranean village featuring a fishing and yacht marina, surrounded by nature and offering numerous leisure opportunities, including hiking and mountain bike trails.

The village center, harbor, and nearest beach are within approximately 4 minutes walking distance (about 80 m downhill).

Kali is connected to Zadar by a direct ferry service, providing convenient access to the city's cultural, shopping, and dining facilities, even without a private vehicle. Zadar International Airport and the motorway connection are located approximately 20 km away.

Building Regulations

According to the currently valid development plan, the following applies:

Maximum of two above-ground floors

Additional basement permitted

Maximum gross floor area: approx. 400 m²

Infrastructure

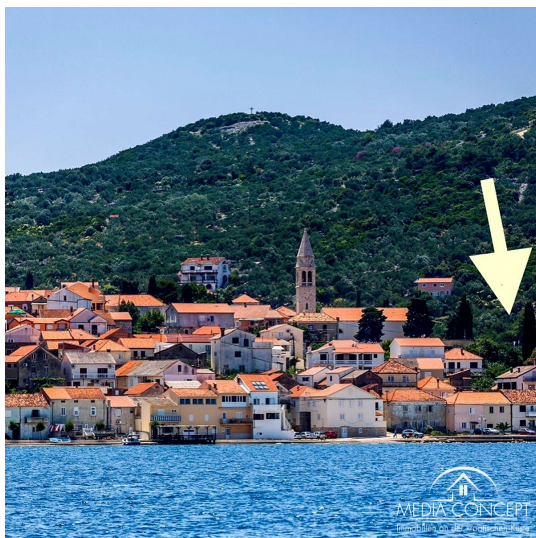
Access via a public road

Electricity, water, and telephone connections available at the property boundary

Additional Highlights

The island of Ugljan is considered an ecologically well-preserved area. All municipal waste is transported to the mainland for disposal, contributing to a high quality of life and long-term value stability of real estate.

Property Details



Plot size: 426 m²

Zoning: Building land

Position: Hillside location with sea view

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