



Code :	MAH2484
Location :	Ugljan
Building size :	240 m ²
Lot size :	400 m ²
Distance from sea :	100 m
Number of rooms :	3
Year of built :	n/a
Heating :	air conditioning
Energy efficiency :	processing

Price :	380.000 €
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Makler-Courtage von 3% zzgl. den gesetzlichen MwSt ist bei Vertragsabschluss fällig.

EXCLUSIVE STONE HOUSE WITH SEA VIEW

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Kali - Island of Ugljan, Croatia

In an exceptional location in the picturesque village of Kali on the island of Ugljan, only 3 minutes' walk from the sea and beaches, this fully renovated traditional stone house is offered for sale.

Within a 3-7 minute walking distance, there are sandy, pebble and rocky beaches, while the village center is just 5 minutes on foot. The island of Ugljan is excellently connected to Zadar - 20 minutes by fast boat or ferry, and additionally connected by a bridge to the island of Pašman.

PROPERTY DESCRIPTION

The house is built of stone and has been completely renovated, including:

new roof

new installations

new kitchen and bathroom

The total living area is 220 m², distributed over two floors, plus a 20 m² terrace with sea view.

Ground floor - 110 m²

Currently arranged as a tavern (konoba), summer kitchen and one room. The space offers excellent potential for further conversion into additional living units, an apartment, or leisure/wellness area.

First floor - 110 m² (fully finished)

hallway

3 bedrooms

kitchen

bathroom

terrace with open sea view

OUTDOOR AREA

400 m² private garden

landscaped yard with parking

solar outdoor shower

seating area and barbecue

Perfect for family living, holidays, or tourist rental.

MEDIA CONCEPT d.o.o.

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