

# Villa

## Ugljan, Other islands



<b>Ref</b>	RE-LB1057-Davor
<b>Type</b>	Villa
<b>Region</b>	Other islands
<b>Location</b>	Ugljan
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	40 m
<b>Floorspace</b>	196 sqm
<b>Plot size</b>	800 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 875 000



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A modern new villa with a pool across the road from the sea, just 40 meters from the water!

An unusual project, intricate architecture!

Beautiful design!

The villa is located on the island of Ugljan, which is connected with Zadar by regular ferry service. This is a heavenly quiet place.

The villa area is 196 m<sup>2</sup>.

The area of the plot is 800 m<sup>2</sup>.

Lower level: bedroom, guest bathroom, spacious living room, dining room with kitchen area, terrace with summer dining area, technical unit with laundry room, storage, garage.

Upper level: three bedrooms, three bathrooms, sauna, lounge, terrace.

The villa is located about 900 meters from the center of Ugljan.

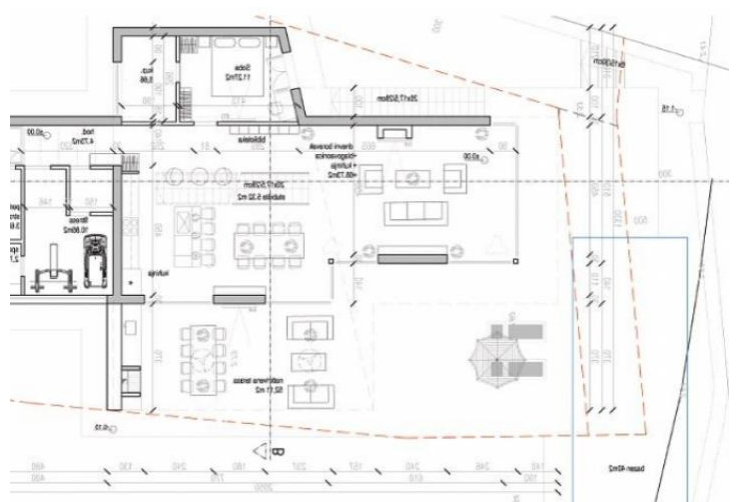
Update of the data on the villa on the island of Ugljan from 03/18/2018

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.



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Tel: +385 91 357 3071 Viber, Whatsapp  
adrionikainfo@gmail.com  
www.adrionika.com



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