

Villa

Pašman, Other islands



Ref	RE-LB-36590
Type	Villa
Region	Other islands
Location	Pašman
Front line	No
Sea view	Yes
Distance to sea	250 m
Floorspace	130 sqm
Plot size	450 sqm
No. of bedrooms	3
No. of bathrooms	2
Price	€ 560 000

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Charming Coastal Home Just 300m from the Sea in Pašman

Located just **300 meters from the crystal-clear Adriatic** and a **picturesque sandy beach**, this delightful residence offers a **perfect blend of comfort, privacy, and convenience**.

Situated in a **quiet cul-de-sac with only seven houses**, this property provides a **peaceful retreat** away from the increasingly crowded coastline while remaining well-connected:

20 km from Zadar

37 km from Zadar Airport

Property Overview

- **Living Space:** 130 m² across two levels
- **Plot Size:** 450 m²
- **Private Pool:** 21 m²
- **Parking:** Space for two cars

Layout:

Ground Floor:

- ✓ Open-plan **kitchen, dining, and living area**
- ✓ **Bedroom with en-suite bathroom**
- ✓ **Guest toilet**

First Floor:

- ✓ **Two spacious bedrooms**
- ✓ **Shared bathroom**

Outdoor Living & Amenities

Beautifully landscaped yard with a **covered terrace**

Outdoor dining area with a **barbecue**

Refreshing private pool (21 m²) – perfect for relaxation

Purchase Options:

Turnkey Option (Fully Furnished) – €590,000

Finished House (Unfurnished) – €550,000

- ✓ Includes completed construction with **installed tiles, sanitary equipment, and bathrooms**

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✓ Buyer can **customize the interior**

Additional Services

Year-round property maintenance

Guest management during the tourist season (optional)

An **exceptional investment opportunity** in one of **Dalmatia's most serene coastal locations!**

Contact us today for more details or to schedule a viewing.

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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Price per m²:
4308 €

Average price/m² of this type
in this region:
6730 €

Median price/m² of this type
in this region:
5007 €

Average price/m² of this type
in Croatia:
4368 €

Median price/m² of this type
in Croatia:
3869 €

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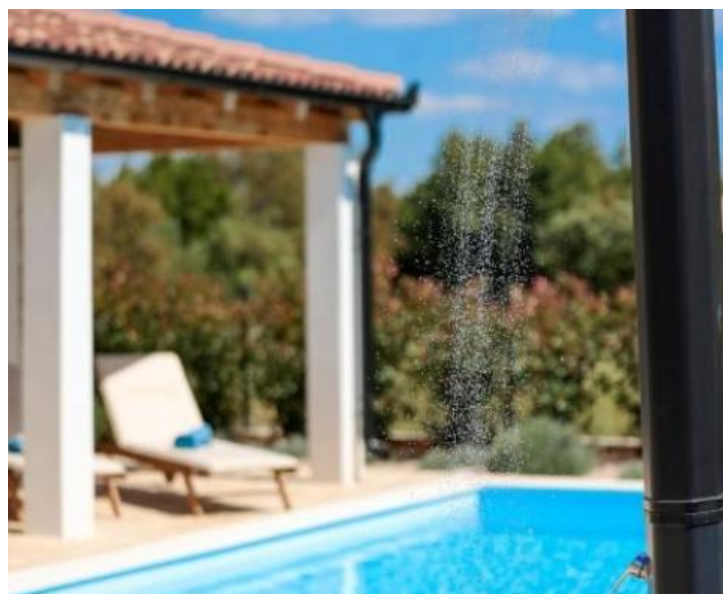
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