

Apartment

Preko, Dalmatia



Ref	RE-LB-IRO2511
Type	Apartment
Region	Dalmatia > Zadar
Location	Preko
Front line	Yes
Sea view	Yes
Distance to sea	10 m
Floorspace	122 sqm
No. of bedrooms	2
No. of bathrooms	2
Price	€ 399 000

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In an exceptional location just steps from the sea in Poljana on the island of Ugljan, on the 1st line to the sea, near the newly opened Hilton Resort, we present an exclusive offer—luxury apartments for sale in a beautifully restored historic villa, fully renovated in 2024. Still unused, the villa combines preserved heritage charm with sleek, modern interiors and 4**** standard equipment throughout.

This boutique villa includes four high-end units, each featuring electric underfloor heating in every room (including bathrooms and bedrooms), air conditioning, fully equipped kitchens with built-in appliances, and internet/TV readiness. Each apartment also comes with its own parking space, a share in the common land and lot, and a separate garden shed ideal for bikes or sports gear.

Located just minutes from the Zadar-Preko ferry line, the property offers easy access to the mainland while enjoying the peaceful island lifestyle, now enhanced by the Hilton's arrival in the area.

Available units:

S2 - Ground floor with 2 bedrooms, living room, kitchen, WC, bathroom, and 21.30 m² terrace with partial sea view; total area 66.69 m². Price: €290,000

S3 - Two-story apartment with 2 ensuite bedrooms, spacious living room with kitchen, WC, 16 m² terrace and 5.97 m² balcony with sea view; total area 99.84 m². Price: €379,000

S4 - Two-story apartment with 2 ensuite bedrooms, living room, kitchen, technical room, WC, 16.35 m² terrace and 5.66 m² balcony with sea view; total area 100.12 m². Price: €399,000

A unique blend of island elegance, premium comfort, and investment potential—set in one of Ugljan's most attractive and fast-developing locations.

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.

Property advantages:

Floor heating

Garden

Modern

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Price per m²:
3.270 €

Average price/m² of this type
in this region:
5.631 €

Median price/m² of this type
in this region:
5.526 €

Average price/m² of this type
in Croatia:
6.090 €

Median price/m² of this type
in Croatia:
5.593 €

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