

# Villa

## Pasman, Dalmatia



<b>Ref</b>	RE-LB-BL-14678-1
<b>Type</b>	Villa
<b>Region</b>	Dalmatia › Zadar
<b>Location</b>	Pasman
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	10 m
<b>Floorspace</b>	414 sqm
<b>Plot size</b>	580 sqm
<b>No. of bedrooms</b>	6
<b>No. of bathrooms</b>	6
<b>Price</b>	Price upon request

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First-Row-to-the-Sea Villa for Several Generations on Pasman Island near Zadar. Brutal Views. Infinite Potential!

This stone-and-concrete fortress sits literally eight meters from the Adriatic, on the rugged, untamed shores of Pašman. With a total gross area of 414 m<sup>2</sup> on a 580 m<sup>2</sup> plot, including 300 m<sup>2</sup> of net living space, this villa isn't just a home—it's a statement.

Currently in a roh-bau phase at 80-90% completion, it's a canvas for the new owner to impose their vision. Finish it your way, adapt the interiors, and make it unstoppable. This property can function as a single six-bedroom, six-bathroom residence, or split into three fully independent units.

The top-floor apartment spans 126.42 m<sup>2</sup>, featuring three bedrooms, three bathrooms, a separate WC, an open-plan kitchen/living/dining area, a loggia, a large terrace, and a walkable 126 m<sup>2</sup> rooftop terrace. Jacuzzi and grill hookups are already installed. The rooftop is designed with permeable tiles for perfect drainage and uninterrupted ocean views that dominate the horizon.

The ground-floor apartment measures 126 m<sup>2</sup>, offering two bedrooms, two bathrooms, a separate WC, and a spacious open-plan kitchen/living/dining space that flows into a loggia and garden.

The basement studio adds 50 m<sup>2</sup> of functional space, including a kitchenette, bathroom, and living area, alongside a boiler room and storage. Four dedicated parking spaces complete the package.

Construction adheres to the highest standards—top-tier waterproofing, thermal and acoustic insulation, and structural integrity. Heating and cooling systems are diverse and high-performance: underfloor heating on the ground and first floors, heat pump, air conditioning, fan coils, and a wood-burning fireplace. The ground-floor unit is fully adapted for accessibility.

The location is pure adrenaline for the senses: stone beaches and crystalline waters are mere steps away. The village center is 800 meters, ensuring privacy without isolation. Tkon boasts dozens of pristine sandy beaches, shops, restaurants, and pharmacies—all within reach, yet the villa sits in its own secluded world.

Post-construction, this villa is a goldmine for investors: operate it as a single, high-end rental or split into three apartments for maximum return. Even with Pašman's three-month high season, premium properties like this enjoy extended occupancy.

Pašman is untouched, wild, and bold—a perfect island for adventure, cycling, trekking, kayaking, diving, or just disappearing into nature. Olive groves, rugged hills, and hidden coves create a landscape made to conquer on your terms. Positioned on the doorstep of Kornati National Park, it's also a sailor's paradise.

This isn't a villa. It's a fortress of sea, stone, and sunlight. A brutal first-line property for those who want domination over their view, command of the coast, and the rarest piece of Adriatic real estate on the market.

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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:**

- Roof terrace
- Storage
- Spa
- Floor heating
- Garden

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Average price/m<sup>2</sup> of this type  
in this region:  
5.100 €

Median price/m<sup>2</sup> of this type  
in this region:  
5.440 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
8.629 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
7.143 €

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