

House

Preko, Dalmatia



Ref	RE-LB-BL-15659-1
Type	House
Region	Dalmatia > Zadar
Location	Preko
Front line	Yes
Sea view	Yes
Distance to sea	5 m
Floorspace	87 sqm
Plot size	233 sqm
No. of bedrooms	4
No. of bathrooms	2
Price	€ 600 000

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A rare opportunity to own a romantic island property near Zadar, this detached four-bedroom seaside house is located in the first row to the sea on the small and highly sought-after car-free island of Ošljak.

The house has a net living area of 87 square meters, with a total built area of approximately 154 square meters, and sits on a 233 square meter land plot. Originally built in 1970 and last adapted in 1994, the property enjoys a truly unique and almost irreplaceable location directly by the Adriatic Sea.

The island of Ošljak is positioned between the city of Zadar and the village of Preko on the island of Ugljan, making it one of the most exclusive micro-locations in the Zadar archipelago. Known for its tranquility, preserved nature, and authentic Mediterranean character, Ošljak is a car-free island where motor vehicles are strictly prohibited. This creates a peaceful, relaxed atmosphere ideal for escaping modern city life. The ferry dock is located just 50 meters from the house, with regular boat connections providing easy access to both Zadar and Ugljan.

The island offers a true Mediterranean lifestyle defined by silence, crystal-clear sea, and the scent of dense pine forests that cover much of the land. The coastline is predominantly rocky, complemented by small pebble beaches perfect for swimming, sunbathing, and enjoying the pristine Adriatic waters. Ošljak features scenic seaside walking paths, a beautiful viewpoint, and an exceptionally well-preserved natural environment, free from mass tourism and overcrowding.

A local restaurant on the island offers traditional Dalmatian cuisine, while all additional amenities such as grocery stores, post office, pharmacy, and other services are easily accessible in nearby Preko on the island of Ugljan, which is connected to Zadar by frequent ferry lines.

Seafront properties on small islands near Zadar are extremely rare, particularly those located directly by the sea in such a desirable and exclusive setting. The value of this house lies primarily in its exceptional location, immediate proximity to the sea, peaceful surroundings, and the unique ambiance of island living, making this property highly attractive and difficult to replicate on the market.

The house is of solid construction, with the roof in good condition. While the interior is functional and usable, partial renovation is recommended, including renewal of the exterior wooden elements and the façade. Heating in the house is provided by an electric system, water is central, while wastewater is managed via a septic tank, in line with island infrastructure and traditional coastal properties.

This presents an excellent opportunity to adapt and enhance the property according to personal preferences, further increasing its value as a private island retreat or a unique investment property in the Zadar region.

You will fall in love with this island, as soon as you land here.

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

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expenses. Agency/brokerage agreement is signed prior to visiting properties.

Property advantages:

Detached
Modern

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Price per m²:
6.897 €

Average price/m² of this type
in this region:
5.689 €

Median price/m² of this type
in this region:
6.314 €

Average price/m² of this type
in Croatia:
5.444 €

Median price/m² of this type
in Croatia:
3.945 €

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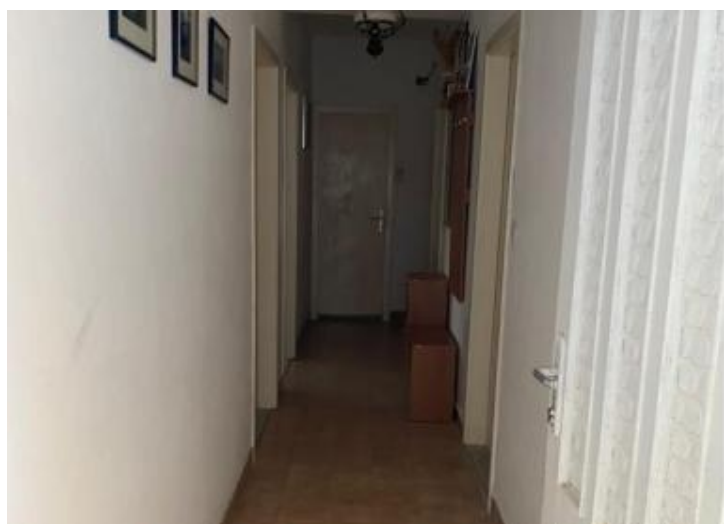
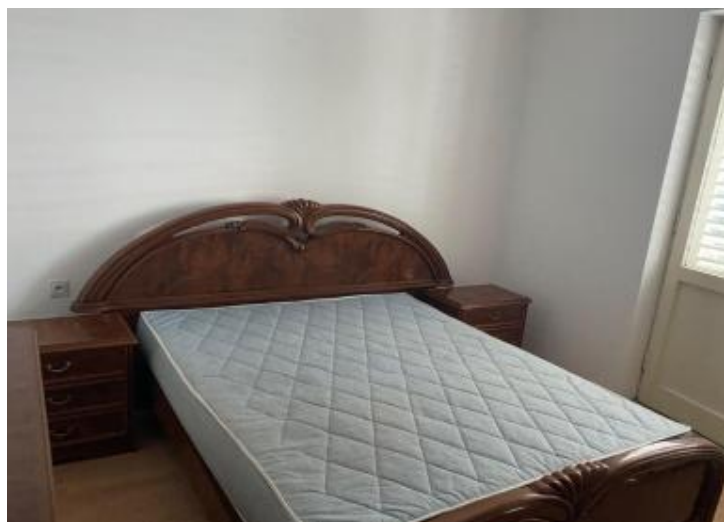
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