

## Ugljan, Croatia – Villa with fabulous views and next to the beach

2.200.000 €



### Property details

Type:	House
Bedrooms:	4
Land included:	1040m2
Size:	240m2
Region:	Dolenjska (e.g. Novo mesto, Krško)
City:	Ugljan



## Description

Beautiful villa, with a large parcel, right next to the beach in town of Poljana, on island Ugljan.

The villa is 240 m2 and has 1040 m2 of land. It is located next to town Poljana, easily accessed with the ferry from Zadar (15 min drive - every hour - 24 hours/day) and there is an airport just 8km from Zadar.

The villa has a spacious and bright living room with a dining area, a kitchen and access to the terrace and beautiful garden. There is also a bathroom, a storage room and a garage on the ground floor.

On the first floor there are two bedrooms with access to the balcony with great views of the sea, two bedrooms with balcony, two bathrooms and another living room.

Large and well-maintained garden offers privacy and direct access to the beach where you can swim in the sea. Villa is only 5km from the town Poljana. Ugljan is an island, 15 min with ferry from Zadar (just across the Zadar canal). This location offers an excellent combination of an idyllic holiday, a step outside of time while also enjoying the proximity of urban bustle, when one wishes for it. Ugljan island unlocks the secrets of its picturesque places with a long tradition of fishing and greets its visitors to a "garden" of 200 000 olive trees. Villas and mausoleums from antiquity, olive-lined walkways, waters for diving, and of course the numerous beaches.

As a condition of purchase, the seller points out that the buyer must reimburse the seller a part of the property sale costs in the amount of 2% of the property purchase price + VAT