



## For Sale, Kali, Ugljan Is., Building Land 426 m<sup>2</sup>, Near the Sea



### Στοιχεία μεσίτη

Όνομα:	ArKadia
Όνομα εταιρείας:	
Χώρα:	United Kingdom
Τηλέφωνο:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 99,746.49

### Τοποθεσία

Χώρα:	Croatia
Νομός/Περιοχή/Επαρχία:	Zadarska Zupanija
Ταχυδρομικός κωδικός:	23272
Δημοσιεύθηκε:	27/03/2026

Περιγραφή:

[www.biliskov.com](http://www.biliskov.com) ID: 15255

Kali, Ugljan Island

A building plot of 426 m<sup>2</sup> is located just 50 meters from the sea, beach and town center. The plot is located within the built-up part of the construction area of the settlement, in zone M2 (mixed predominantly residential zone - type 2), which allows the construction of a residential building with a maximum of two residential units and the possibility of including additional facilities such as tourist or business premises.

The building on the neighboring plot already has water, electricity and internet connections, and is currently using a septic tank. The construction of a sewage network has begun in the settlement, so the possibility of connecting this plot is expected soon.

According to the spatial planning documentation, the maximum floor area of the building is 125 m<sup>2</sup>, which allows good usability while preserving free space on the plot.

The building coefficient (kig) is approximately 0.29, while the maximum gross developed area (GDA) is limited to 400 m<sup>2</sup>. The construction of a building with a maximum of three above-ground floors is planned (G+2 or G+1+Pk – basement, ground floor, first floor and attic), with the possibility of forming up to two residential units, in accordance with the conditions for the M2 zone.

The place Kali is located on the eastern coast of the island of Ugljan, overlooking the Zadar Channel and the city of Zadar. It is the largest and most famous place on the island, known for its long fishing tradition, authentic Dalmatian ambiance and untouched nature.

Kali offers numerous pebble beaches, crystal clear sea and walking paths that pass through olive groves



and pine forests. The place has small coves and piers ideal for swimmers, divers and sailors. A walk through the old town reveals charming stone streets, traditional houses and taverns with local cuisine, fresh fish, olive oil and Dalmatian delicacies.

In addition to this plot, there is also the possibility of purchasing a neighboring house with an additional parking lot. Together, they make up a total area of 806 m<sup>2</sup> and are located right next to each other, which provides additional potential for a larger investment or expanded living space.

Orientation: All corners of the world Price: €100,000 Agency fee: 2% + VAT of the sales price

## Κοινά

Τελειωμένα τετραγωνικά  
πόδια: 426 τ.μ

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Link: [http://www.arkadia.com/JXYQ-T4923/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/JXYQ-T4923/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

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