

# Sale, Preko, Ošljak Island, 87 m<sup>2</sup> house in the first row to the sea.



## Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
Pays:	Royaume-Uni
Téléphone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

## Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 600,000

## Location

Pays:	Croatie
État/Région/Province:	Zadarska Zupanija
Ville:	Preko
Indicatif régional:	23273
Soumis:	04/12/2025

### Description:

[www.biliskov.com](http://www.biliskov.com) ID:15659 Preko, Ošljak Island

Detached four-bedroom house with a net area of 87 m<sup>2</sup>, built in 1970, situated in the first row to the sea on a 233 m<sup>2</sup> plot. The last renovation was carried out in 1994.

The location of this property is exceptionally unique, fantastic and almost unrepeatable. The house is located on the small island of Ošljak, positioned between Zadar and the village of Preko on the island of Ugljan. Ošljak is known for its tranquility, natural beauty, and the fact that motor vehicles are prohibited on the island, giving it a special, relaxing charm and making it a perfect escape from everyday life. The island is accessible by a regular ferry line, and the pier is only 50 meters away from the house.

The island radiates the ambience of the true Mediterranean – silence, peace, the sound of the sea and the scent of the dense pine forest covering a large part of the island. The coastline is mostly rocky, but there are small pebble beaches perfect for swimming, sunbathing and enjoying the crystal-clear sea. Ošljak offers exceptionally preserved nature, seaside walking trails, a beautiful viewpoint and an authentic coastal atmosphere without tourist overcrowding.

There is a restaurant on the island where local specialties can be enjoyed, while for all other amenities – such as shops, post office, pharmacy and other services – one can go to the nearby town of Preko on Ugljan, which is frequently connected to Zadar by ferry.

Properties of this kind are extremely rare on the market. Their value lies primarily in the location – the immediate proximity to the sea, peaceful surroundings and the unique island ambience make this offer exceptionally attractive and difficult to match.

The house is solidly built, with the roof in good condition. However, a partial renovation is recommended: the exterior woodwork and façade require refreshing. The interior is functional. Orientation: West-East Windows: Wood Agency commission: 2% + VAT on the agreed purchase price Heating: Electric Sewage: Biodegradable septic tank Price: €600,000e

Condition: Must be reformed

Année: 1970

### Commun

Chambres:	3
Salle de bains:	1
Pied carré fini:	87 m <sup>2</sup>
Dimesions du lot:	233 m <sup>2</sup>

### Room details

Total rooms:	4
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### Utility details

Heating Fuel:	Electric
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### Lease terms

Date Available:

### Information additionnelle

Lien URL du site web:	<a href="http://www.arkadia.com/JXYQ-T5320/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/JXYQ-T5320/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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### Contact information

IMLIX ID:	15659
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