



## 2 Bed Villa Renata For Sale in Camp Miran, Pirovac Croatia



### Ügynök információ

Név:	Niall Madden
Cégnév:	Esales Property Limited
Ország:	United Kingdom
Experience since:	2002
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments
Telefon:	
Languages:	English
Weboldal:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	EUR 45,000

### Elhelyezkedés

Ország:	Croatia
Cím:	Zagrebačka ulica
Irányítószám:	22213
Feladta:	2025. 09. 10.

Leírás:

2 Bed Villa Renata For Sale in Camp Miran, Pirovac Croatia

Esales Property ID: es5554775

37 Zagrebačka ulica, 22213

Pirovac, Croatia

An Exclusive Offering: A Mobile Home for Sale in Camp Miran, Pirovac, Croatia

Please note the property has to be moved off camp in december 2026 when bought but if you speak with the camp you may well be able to negotiate a new deal for a plot lease but this will be between you and the camp.

Plot cost for 2026 already paid of 8000 euro this cost will be paid back to the owner over and above the agreed price for the mobile home from the buyer.



Discover a unique opportunity to own a mobile home in one of Croatia's most sought-after coastal locations. This offering presents a fully furnished and equipped two-bedroom, two-bathroom mobile home, known as Villa Renata, located within the prestigious Camp Miran in Pirovac, at Zagrebačka ulica. This isn't a traditional real estate purchase; it's an acquisition of a high-quality mobile home on a leased plot, providing all the benefits of a permanent holiday residence without the complexities of land ownership.

## The Property and Its Layout

The mobile home itself is a testament to modern design and comfort, spanning a total of 40 square meters. The layout is thoughtfully arranged to maximize space and functionality, comprising three main rooms. The living area is an open-plan space that seamlessly combines a comfortable lounge with a fully equipped kitchenette, creating a social hub for family and guests. This central area is bright and airy, thanks to its direct connection to the expansive outdoor terrace.

The sleeping quarters consist of two well-appointed bedrooms, each designed to offer a private and tranquil space. The real luxury lies in the two full bathrooms, which are a rare find in mobile homes of this type. Unlike standard prefabricated units, both bathrooms are brick-built, a feature that enhances durability and provides a much more solid, residential feel compared to the typical plastic showers and fittings. This attention to detail speaks volumes about the quality and permanence of the build, making it a truly exceptional offering.

## Unmatched Outdoor Living and Location

The appeal of this property extends far beyond its interior. The mobile home is complemented by a generously sized 28-square-meter terrace, which acts as a natural extension of the living space. This is an ideal spot for al fresco dining, morning coffee, or simply relaxing while soaking in the surroundings. What sets this property apart, however, is the additional rooftop terrace, a prime location for enjoying the Mediterranean sun and spectacular views.

Situated on the beachfront, Villa Renata offers unparalleled access to the sea. From the terrace and living areas, residents and guests are treated to stunning, unobstructed sea views, with the gentle sound of waves providing a constant backdrop. The location also overlooks the camp's communal pool, adding to the scenic appeal and convenience. This prime beachfront position places you mere steps from the water and all the recreational activities it offers.

## Camp Miran: A Lifestyle, Not Just a Location

Ownership of this mobile home means becoming part of the vibrant community within Camp Miran. The property itself is located on a leased plot, with an annual lease fee of approximately 8000 EUR. This fee is comprehensive, covering all essential utilities, including water, electricity, and sewage, simplifying the living experience and eliminating the hassle of managing multiple bills. The lease contract for the plot will be transferred to the new owner, guaranteeing a seamless transition.

The camp itself is a well-maintained and family-friendly environment. While the house does not have a



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private pool, a communal pool is available for all guests. The real highlight, however, is the direct access to the sea, which serves as a natural, expansive swimming and recreation area. The camp's amenities, combined with the property's prime location, offer a perfect balance of privacy and community.

## Beyond the Property: The Local Experience

Pirovac is a beautiful coastal town that offers a rich blend of local charm and tourist-friendly attractions. The area surrounding Camp Miran is known for its serene beaches and vibrant atmosphere. Villa Renata is ideally positioned to take advantage of these local delights. Miran Beach is just a few steps away, providing a perfect spot for sunbathing and swimming.

For a more comprehensive dining experience, the camp features a family-friendly restaurant that serves a delightful mix of European and Croatian cuisine. Whether you're looking for a casual brunch, a relaxing lunch, a sophisticated dinner, or a simple cocktail, the outdoor dining areas offer a perfect setting to enjoy your meal with a view.

The surrounding region is rich in attractions. The historic Šibenik Town Hall is just 24 kilometers away, offering a perfect day trip for those interested in exploring Croatia's cultural heritage. For international travel, Zadar Airport is conveniently located 46 kilometers from the property, providing easy access for flights from across Europe and beyond. This combination of a high-quality mobile home, a prime beachfront location, and a vibrant local community makes this a truly unique and appealing opportunity for a second home, a rental investment, or a permanent coastal retreat.

## ABOUT THE AREA

Camp Miran, situated in the charming coastal town of Pirovac, Croatia, is a highly sought-after destination nestled along the stunning Adriatic coastline. The camp is renowned for its exceptional location, offering direct access to a beautiful beach and sparkling clear waters. Pirovac itself is a picturesque town that balances a peaceful, relaxed atmosphere with a vibrant local culture, making it an ideal spot for both families and individuals seeking a tranquil getaway. The camp's direct beachfront position means guests can enjoy swimming, sunbathing, and a variety of water sports just steps from their accommodation.

Beyond the immediate beauty of the camp and its beach, the surrounding area of Pirovac offers a rich blend of natural attractions and historical charm. The town is located on the edge of the Pirovac Bay, which is connected to the open sea by a narrow strait, giving the water in the bay a unique warmth and clarity. Visitors can explore the charming old town, with its narrow streets and stone houses, or enjoy a meal at one of the many local restaurants and cafes that serve fresh, delicious Croatian cuisine. The area is also famous for its natural reserves and beautiful landscapes, including the nearby Vrana Lake Nature Park, the largest lake in Croatia, which is a paradise for birdwatchers and nature enthusiasts.

The strategic location of Camp Miran makes it an excellent base for exploring the broader Dalmatian region. Within a short drive, visitors can reach some of Croatia's most iconic national parks, including Krka National Park, famous for its breathtaking waterfalls, and Kornati National Park, a stunning archipelago of islands and islets. The historic cities of Šibenik and Zadar are also easily accessible,



offering a wealth of cultural and historical sites, from ancient Roman ruins to medieval fortresses and cathedrals. This easy access to a diverse range of attractions ensures that there is always something new to discover, catering to all interests.

For travelers arriving by air, the area around Camp Miran is served by two main international airports, making it easily reachable from across Europe. The nearest and most convenient option is Zadar Airport (ZAD), which is approximately 46 kilometers to the north. A second, larger airport is Split Airport (SPU), located about 85 kilometers to the south. Both airports offer a wide range of flights from international destinations, and from there, travelers can easily hire a car, take a bus, or arrange for a private transfer to reach Camp Miran in Pirovac.

## MAiN FEATURES:

- \* 68m<sup>2</sup> of living space
- \* 2 Bedrooms
- \* 2 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Croatia
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com
- \* electric boiler for water heating ( hot water all the time )

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### **Gyakori**

Hálószobák:	2
Fürdőszobák:	2
Kész négyzetméter:	68 nm
Telekméret:	68 nm

### **Utility details**

Heating:	Yes
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### **Rental details**

Furnished:	Yes
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### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID:	IX7.522.037
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