



listing



Agent Info

Name:	ArKadia
Company Name:	
Country:	United Kingdom
Phone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for:	Sale
Price:	USD 1,475,879.35

Location

Country:	Croatia
State/Region/Province:	Zadarska Zupanija
City:	Zadar
Posted:	Sep 13, 2025
Description:	Hot offer! Old price was 1 250 000 eur!

An exclusive modern villa with a swimming pool and panoramic sea views is for sale on the island of Iž, in the village of Mali Iž, just 80 meters from the shoreline.

This newly built property, with a total living area of 200 square meters, is set on a landscaped plot of 400 square meters and is located in one of the most beautiful and tranquil settings of the Zadar archipelago. Thoughtfully designed with top-quality construction, this villa blends modern luxury with Mediterranean charm, offering both comfort and elegance in a peaceful island atmosphere.

The layout of the villa includes three spacious bedrooms, three elegant bathrooms, and an additional guest toilet. The open-concept living room, dining area, and fully equipped kitchen create a bright, inviting space ideal for year-round living or relaxed holidays. Large sliding doors open onto more than 150 square meters of sunbathing and terrace space, offering uninterrupted views of the sea and nearby islands. The outdoor area is complemented by a beautifully maintained Mediterranean garden, a private swimming pool, and five dedicated parking spaces within the property.

The villa is fully furnished with custom-made, high-quality furniture and includes underfloor heating powered by a heat pump system, ensuring a pleasant and energy-efficient stay throughout all seasons.

Located between the islands of Dugi Otok and Ugljan, Iž is one of the lesser-known gems of the



Dalmatian coast. Just a few nautical miles from the city of Zadar, the island is known for its unspoiled natural landscapes, crystal-clear waters, and a strong tradition of pottery and olive growing. Mali Iž, where the villa is situated, is a charming fishing village that perfectly balances a peaceful Mediterranean lifestyle with essential amenities. The island offers shops, authentic local restaurants, a marina, walking paths, and access to secluded coves and beaches.

The Zadar region is one of Croatia's most attractive coastal areas, known for its rich history, national parks such as Kornati and Paklenica, and natural landmarks including the Krka waterfalls. Thanks to its strategic position, the island of Iž is a frequent stop for sailors exploring the Kornati Islands and surrounding archipelago. The port in Mali Iž ensures safe mooring for boats and yachts, making it especially attractive for lovers of nautical tourism.

This villa presents an outstanding opportunity not only as a private retreat but also as a highly attractive investment in the luxury rental market. Its location, privacy, sea views, and high-end features make it ideal for guests seeking peaceful, upscale accommodation. The proximity to the Kornati Islands and Zadar Riviera, as well as the spacious terraces and private pool, create a premium experience for holidaymakers, ensuring excellent rental potential throughout the tourist season.

This modern villa in Mali Iž offers everything—serenity, style, sea views, and strong tourism value. Whether you're looking for a peaceful second home by the sea or a premium investment in Croatia's booming coastal market, this property is an exceptional choice.

For additional details or to arrange a viewing of this stunning villa, please feel free to contact us.

Ref: RE-LB-IRO-2649

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

Common

Bedrooms:	3
Bathrooms:	3
Finished sq. ft.:	200 sq m
Lot Size:	400 sq m

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/ZLWS-T3019/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM



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Contact information

IMLIX ID:

re-lb-iro-2649

