



## BUILDING OF 170 M2 IN THE FIRST ROW TO THE SEA - CENTER OF THE VILLAGE UGLJAN



### 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

#### Location

Country: Croatia  
State/Region/Province: Zadarska Zupanija  
City: Ugljan  
Posted: Mar 19, 2024

#### Description:

In the center of Ugljan, with its unique location right by the sea, is located this building of 170 m2. According to the spatial plan of the Municipality of Preko, it is located in a densely populated area of a place subject to special construction conditions that are much more liberal than in other areas, which is very important if the future owner chooses a certain type of building renovation.

This building is ideal as your dream home, a step away from the crystal clear sea, beautiful beach, and landscaped promenade. The local road accessing the building is open only to residents of that part of the village and supply.

At the same time, this building is also used as a business place in an excellent location. It is important to emphasize that at this location for thirty years worked the Kaleta restaurant - one of the oldest and most famous restaurants in Ugljan.

The sheer size of this building actually lets you do both - you can use one part as your dream home and the other part as a business place.

Due to its exceptional and rare location, this is a real estate to be desired. It is positioned in the direction of sunrise and has an unobstructed view of the sea, Zadar, and the rest of the village Ugljan.

The former restaurant's open space provides numerous options for decorating a future business place or dream home. The yard can be arranged in such a way that the future owner takes the lease.



## Common

Finished sq. ft.: 170 sq m

## Building details

Number of Floors: 1

## Lease terms

Date Available:

## Additional information

Website URL: [http://www.arkadia.com/OWHZ-T247/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/OWHZ-T247/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 1026

