



## LAND WITH BUILDING PERMIT AND SEA VIEW - KALI, ISLAND OF 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  
Price: USD 222,962.74

### Location

Country: Croatia  
Posted: Jan 27, 2026  
Description:

In the place Kali on the island of Ugljan, a building plot of 1125 m2 is for sale. It is located in a prime location, just 200 meters from the sea and approximately 2.5 km from the ferry port in Preko.

The plot boasts a beautiful open view of the sea and the city of Zadar with its surroundings.

The specificity of this plot is that a building permit has been issued for a part of 560 m2 for the construction of a family villa with one residential unit, and the price of the entire plot also includes projects, fees, and utility and water contributions.

The future land owner can adapt the project to his wishes and ambitions if necessary.

The construction of a house on three floors is planned here - basement, ground floor and first floor, all adapted to the configuration of the plot. On the lowest floor, a garage, recreation area, toilet, technical room, engine room, laundry room and service area are planned. On the floor above there will be a bedroom with a bathroom and a terrace, a living room, a spacious kitchen with a dining room with access to a semi-covered terrace overlooking the sea and the swimming pool, then on the next floor there will be three bedrooms, each with a bathroom, of which the main room has an exit to a loggia with a beautiful view of the sea. Of course, the future owner of the land can adapt the project to his wishes and ambitions if necessary (through amendment of the building permit).

The remaining part of this building plot has an area of 565 m2, and has its own access road. It also has a beautiful view of the sea because it is also located on a slope, and this view is guaranteed even when a



villa is built on the parcel below.

### **Common**

Finished sq. ft.: 1125 sq m

### **Lease terms**

Date Available:

### **Additional information**

Website URL: [http://www.arkadia.com/OWHZ-T332/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/OWHZ-T332/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

IMLIX ID: 56

