



ISLAND OF UGLJAN, KALI - Traditional olive grove on the 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 46,939.52

Location

Country:	Croatia
State/Region/Province:	Zadarska Zupanija
City:	Kali
Posted:	Feb 25, 2026

Description:

Location: Zadarska županija, Kali, Kali.

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Authentic olive grove with a sea view - Kali, island of Ugljan

A beautiful olive grove of 1367 m² is for sale in an attractive location near the Vela Lamjana bay.

Area: 1367 m²

Location: Kali, area around Vela Lamjana

Features: Regular shape, secured access road

This olive grove represents the perfect combination of tradition and nature. It is located on a quiet, elevated part from which there is a calming view of the blue sea and the untouched nature of the island of Ugljan. Thanks to its regular shape, the land is easy to maintain, and the access road allows easy access by car directly to the plots.

About Kali and the island of Ugljan

Kali is the largest and most famous fishing village on the Zadar islands, recognizable by its authentic



atmosphere, gnarled olive trees and dry stone walls ("gromače"). While the old town is located towards Zadar, the newer part of the town spreads towards the bays of Lamjan, which are known for their natural beauty and economic importance.

The island of Ugljan, known as the "green island", is covered with dense pine forests, macchia and centuries-old olive groves. Thanks to its excellent connection to the mainland (frequent ferry and boat lines Zadar - Preko), Ugljan is ideal for those looking for an escape to nature without giving up the proximity of the city.

Construction options on agricultural land (Kali Municipality)

According to the Spatial Development Plan of the Municipality of Kali and the general regulations on construction outside the construction area, the following rules apply to agricultural land:

Field house / Tool shed:

On plots of land over 1000 m², spatial plans often allow the construction of a small farm building (field house) of up to 20 or 30 m² of floor area.

Purpose: This type of building may only be used to house agricultural tools, machinery or temporary residence during work in the olive grove, and not for permanent residence.

Conditions: The building must be built in accordance with tradition (stone, sloping roof), be at least 3 meters away from the boundary, and must not have connections to permanent utility infrastructure (electricity, water) if the land is to be converted.

Need to check with the Kali Municipality!

Dear clients, the agency commission is charged in accordance with the General Terms and Conditions.
www.dux-nekretnine.hr/opci-uvjeti-poslovanja

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Common

Finished sq. ft.: 1367 sq m

Lease terms

Date Available:



Additional information

Website URL:

http://www.arkadia.com/IOUL-T24956/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

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656021

