

PRIVATE ISLANDS INC.

ZIZANJ ISLAND SEAFRONT VILLA

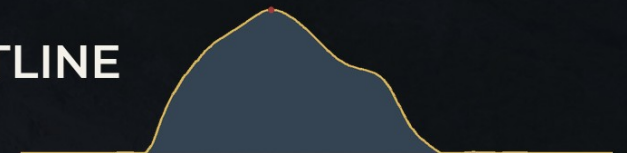
ZADAR ARCHIPELAGO, CROATIA



11.7 ACRES · FREEHOLD ESTATE
TWO STONE VILLAS · 580 M OF COASTLINE

43.877°N 15.424°E

ELEVATION — HILLTOP 60 FT



THE ESTATE

At a Glance

LOCATION	Žižanj Island, Croatia
TITLE	Freehold
LAND AREA	11.7 acres
VILLAS	2 stone villas, 280 sq m
COASTLINE	580 m private
HILLTOP	60 ft

ORGANIC OLIVE TREES

Planted in 2006, the orchard yields gold-medal, certified-organic extra virgin olive oil, pressed in the estate's own underground mill.

ISLAND VITALS

PRICE	ACREAGE
NOT PRINTED	11.7 acres
TITLE	HILLTOP
Freehold	60 ft
WATERS	COASTLINE
Adriatic Sea	580 m

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REGION — CROATIA

Croatia's Dalmatian coast is scattered with islands, and the Zadar archipelago is among its quietest corners — working harbours, olive groves and clear Adriatic water, with Biograd's marina a short boat ride away and Zadar's airport beyond it.





THE ESTATE

An Estate on an Empty Island

Žižanj is an entirely uninhabited island in the Zadar archipelago, and this estate occupies its southern shore: 11.7 acres of olive grove, stone and sea. The pin in this brochure marks the estate itself — a freehold parcel on the island, not the whole island — where the two villas stand at the orchard's edge.

THE ORCHARD

665 Trees, One Harvest

The land is dominated by an olive grove of 665 trees planted in 2006, run as a certified-organic operation producing award-winning, gold-medal extra virgin olive oil. Beneath the villas, a 300-square-metre underground facility houses the olive mill and professional processing equipment.

THE VILLAS

Two Stone Villas, 280 sq m

Villa A is a two-bedroom, one-bathroom residence with an open-concept living area and designer kitchen; Villa B is the larger house, with three bedrooms and three bathrooms. Traditional stone exteriors meet floor-to-ceiling glass, modern finishes and floor heating for year-round comfort.

TURN-KEY

Sold With Everything

The sale is turn-key: all high-end furniture, curated artwork, three private boats, a tractor and a modern olive oil press machine are included — the estate runs from the day it changes hands.





LAND AND WATER

580 Metres of Shore

The estate holds 580 metres of private coastline on the clear Adriatic, with two custom-built piers for yacht access and a 10-by-4-metre infinity pool overlooking the sea. Days run to the rhythm of the water — a morning in the grove, an afternoon snorkelling in the estate's own marine sanctuary.

KNOWN FOR

A working organic olive estate — gold-medal oil from 665 trees on an uninhabited Adriatic island.

SUMMER HIGH ±83°F · WINTER LOW ±40°F · ADRIATIC WATER 55-76°F



BY BOAT

Twenty Minutes From Biograd

The listing puts the crossing at a scenic 20-minute boat ride from Biograd na Moru, the mainland marina town four miles straight-line to the north-east. The estate's own two piers take arrivals directly — there are no neighbours and no public roads on Žižanj.

THE GATEWAY

Zadar & Its Airport

Beyond Biograd, Zadar International Airport lies about 16 miles straight-line from the estate, and Zadar itself at 19 — the standard arrival runs airport, road to the shore, and boat across to the island.

DISTANCES — STRAIGHT LINE

Tkon, Pašman 3 mi · Biograd na Moru 4 mi · Pašman 6 mi

TWO VILLAS • 665 OLIVE TREES • 580 M OF COASTLINE

LOCATION

On the Map

ZADAR ARCHIPELAGO • DALMATIA, CROATIA



GALLERY

The Estate in Frames



Open-plan living in the main villa



A villa bedroom



The villa kitchen and dining room



Terrace dining at dusk



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

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ZADAR ARCHIPELAGO, CROATIA

CURRENT PRICE & AVAILABILITY

This brochure carries no printed price, so it can never be out of date. Scan the code or open the live listing for today's price and availability.



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