

PRIVATE ISLANDS INC.

MALI STON ISLAND

MALI STON BAY, CROATIA



THE ISLAND — TERRAIN

5.36 ACRES • FREEHOLD
STONE HOUSE • FRESHWATER SPRING

42.842°N 17.723°E

ELEVATION — SUMMIT 17 FT



THE ESTATE

At a Glance

LOCATION	Mali Ston Bay, Croatia
TITLE	Freehold
LAND AREA	5.36 acres
COVER	Mature pine forest
STRUCTURE	Historic stone house
WATER	Natural spring

ACRES OF PINE FOREST

A whole freehold island under mature pine, ringed by the calm, oyster-rich waters of a protected Adriatic bay.

ISLAND VITALS

PRICE	ACREAGE
NOT PRINTED	5.36 acres
TITLE	SUMMIT
Freehold	17 ft
WATERS	ISLAND
Mali Ston Bay	Veliki Školj

www.privateislandsonline.com/europe/croatia/mali-ston-island

REGION — CROATIA

Croatia's southern Dalmatian coast is a maze of peninsulas, channels and islands. At the head of the Pelješac peninsula, the walled town of Ston guards a bay declared a special marine reserve in 1983, famed for oysters, mussels and salt pans worked since the Ragusan republic.





THE ISLAND

Veliki Školj

The island sold as Mali Ston Island is Veliki Školj — 5.36 acres in the heart of Mali Ston Bay, kept in a natural state under a mature pine forest that gives natural shade and total privacy. Its coastline is rock, its water crystal-clear.

THE SETTING

The Oyster Bay

The listing places the island in one of Croatia's most authentic and ecologically rich coastal regions — a protected bay known for calm waters and world-renowned oyster beds, far from the pressures of mass tourism.

THE HOUSE & THE SPRING

Stone, Pine, Fresh Water

A historic stone house, built before 1968 in traditional dry-stone technique, adds immediate character and a foundation for restoration. Rarer still, a natural spring supplies drinking water — a highly valuable feature for off-grid island living.

THE PATHWAY

Room to Grow, Carefully

Construction is restricted under the island's agricultural classification, but registering a Family Agricultural Farm (OPG) permits an additional small stone house and traditional planting such as olive groves. The listing frames the canvas for boutique hospitality — glamping, weddings, retreats.

A NOTE ON IMAGERY

One image in the listing's gallery is an AI-generated visualisation showing a villa, swimming pool and dock that do not exist on the island. It has been excluded from this brochure; every photograph printed here is a real photograph of the island and its bay.





LAND AND WATER

Rock, Pine and Clear Sea

A rocky coastline rings the island; ashore, the mature pine forest gives natural shade and total privacy, and the spring provides a sustainable source of drinking water. Out on the bay, the protected water stays calm — the condition that has made these beds famous for oysters since antiquity, and that suits boat access and moorage today.

KNOWN FOR

A freshwater spring and a pre-1968 dry-stone house on a pine-covered freehold island in Croatia's oyster bay.

SUMMER MEAN $\pm 78^{\circ}\text{F}$ · WINTER MEAN $\pm 49^{\circ}\text{F}$ · SEA 57–77°F



BY BOAT

Across the Bay

There is no bridge and no road — arrival is by boat, across water the bay's protected status keeps calm. The listing notes the setting ensures calm waters for boat access and moorage. The harbour village of Mali Ston lies one mile to the northwest, its fortress looking over the harbour.

THE GATEWAY

Ston & Dubrovnik

Ston, 1 mile west, is renowned for its medieval walls and its salt pans, and provides the mainland amenities and the shellfish tables the area is known for. Dubrovnik Airport, the region's international gateway, lies 34 miles straight-line to the southeast.

DISTANCES — STRAIGHT LINE

Mali Ston 1 mi · Ston 1 mi · Dubrovnik Airport 34 mi

ONE ISLAND • ONE SPRING • 5.36 ACRES

LOCATION

On the Map

MALOSTONSKI BAY • PELJEŠAC, CROATIA



GALLERY

The Estate in Frames



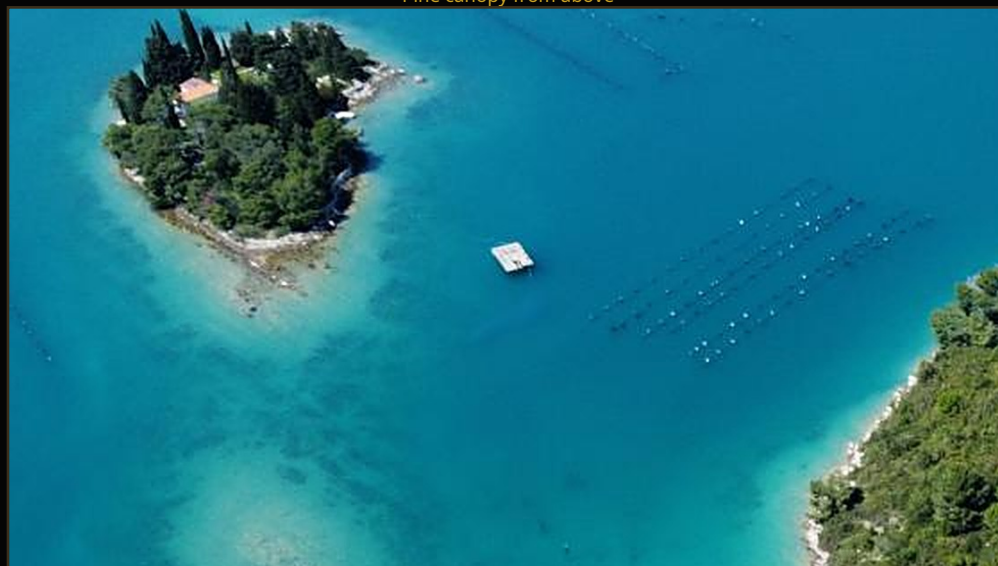
The rocky southern shore



Pine canopy from above



The bay's islets — Veliki Školj at centre



Crkvica islet and the oyster lines



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

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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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