



PRIVATE ISLANDS INC.

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# Zizanj Island

ZADAR ARCHIPELAGO - DALMATIA - CROATIA

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*Villa Zizanj is an 11.7-acre private estate on Otocic Zizanj in Croatia's Zadar archipelago — two modern stone villas (280 sq m total) wrapped in a 665-tree certified-organic olive orchard that produces gold-medal extra virgin olive oil. With 580 metres of private coastline, two yacht piers, a 10x4 m infinity pool, desalination, solar power, and a 300 sq m underground olive mill, the estate is a self-sufficient Adriatic sanctuary sold turn-key with furniture, boats, and press.*

## EUR 7,500,000

11.7 ACRES - 580 M COASTLINE - ORGANIC OLIVE ESTATE - FREEHOLD

## THE ESTATE

# At a Glance

|           |                                      |
|-----------|--------------------------------------|
| PRICE     | EUR 7,500,000                        |
| LOCATION  | Otocic Zizanj, Zadar County, Croatia |
| ACREAGE   | 11.7 acres                           |
| VILLAS    | 2 stone villas, 280 sq m             |
| ORCHARD   | 665-tree certified organic           |
| COASTLINE | 580 m, 2 yacht piers                 |
| POOL      | 10x4 m infinity                      |
| UTILITIES | Desalination + solar, off-grid       |
| STATUS    | Available                            |

### TURN-KEY, INCLUDING THE HARVEST

Furniture, curated art, three boats, a tractor, and the olive press convey with the sale — walk in and the estate runs.

### ISLAND VITALS

|                         |                    |
|-------------------------|--------------------|
| ELEVATION               | COORDINATES        |
| 72 ft (22 m)            | 43.882°N, 15.425°E |
| SHORELINE               | WATERS             |
| 580 m private coastline | Adriatic Sea       |

### OWNERSHIP IN CROATIA

EU and EEA citizens buy in Croatia on the same terms as locals; other international buyers complete a standard Ministry of Justice approval — a clear, well-trodden path. Closing costs typically run 4–30% depending on structure and scale.





#### THE ESTATE

## An Adriatic Island, a Working Orchard

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In the scattered islands between Zadar and Sibenik, Otocic Zizanj rises from the Adriatic — 11.7 acres of olive groves, stone, and sea. Villa Zizanj pairs two contemporary stone villas with a working organic orchard and full off-grid infrastructure: a place to live between the harvest and the horizon.

#### THE VILLAS

## Two Stone Villas, 280 sq m

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Villa A: two bedrooms, one bath, open-concept living, designer kitchen. Villa B: three bedrooms, three baths, generous living and dining. Traditional stone exteriors, floor-to-ceiling glass, modern finishes, floor heating. The basement: a 300 sq m underground facility — the operational heart — housing the olive mill and professional processing equipment.

## RESIDENCES

# Interiors for Year-Round Living

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Designer kitchens, spa-like baths, and living spaces oriented to the sea. Floor heating throughout; high-end furniture and curated artwork convey with the sale.

## RECREATION

# Coastline, Pool, and Sea

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Coastline: 580 m private, two custom yacht piers. Pool: 10x4 m infinity pool over the Adriatic. Sea: snorkeling in a private marine sanctuary; island-hopping the Zadar archipelago.





## TERRAIN

# Land and Water

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A 665-tree organic olive orchard planted in 2006 — gold-medal extra virgin oil from a certified process. Totally self-sufficient: 7,000 L/day desalinator, 200,000-L tank, solar power.

## KNOWN FOR

A working organic olive estate on its own Adriatic island — gold-medal oil, two stone villas, and full off-grid independence, 20 minutes by boat from Biograd.



#### ARRIVAL

## 20 Minutes by Boat

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A scenic 20-minute boat ride from Biograd na Moru — itself an easy reach from Zadar International Airport. No neighbors, no public roads: a world unto itself.

#### TURN-KEY

## Everything Conveys

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Furniture, curated art, three private boats, a tractor, and the modern olive press all convey. Walk in and the estate runs — harvest included.

#### OWNERSHIP

## Lifestyle and Value

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A secluded family compound, a boutique eco-resort, or a productive agricultural investment — privacy and environmental purity that is increasingly rare in the Mediterranean.

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11.7 ACRES · 580 M COASTLINE · 665 OLIVE TREES

## LOCATION

# On the Map

ZADAR ARCHIPELAGO - DALMATIA - CROATIA



## ŽIŽANJ ISLAND

Zadar County, Croatia • 43.882°N, 15.425°E

### DISTANCES

|                 |       |
|-----------------|-------|
| Biograd na Moru | 4 mi  |
| Tkon, Pašman    | 3 mi  |
| Zadar           | 19 mi |
| Zadar Airport   | 16 mi |

### ELEVATION & CLIMATE

|                           |                              |
|---------------------------|------------------------------|
| Highest point             | 72 ft (22 m) above sea level |
| Summer high (Jul/Aug avg) | 83°F                         |
| Winter low (Jan/Feb avg)  | 40°F                         |
| Adriatic water temp       | 55-76°F                      |

### ACCESS

20-min boat ride from Biograd na Moru

Self-sufficient: desalination + solar power

Straight-line distances, approximate.

Sources: mapcarta/OSM (Otočić Žižanj; 43.88158N, 15.42499E; elev. 22 m), Wikipedia climate

GALLERY

## The Estate in Frames





PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

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**EUR 7,500,000**

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