

Apartment

Košljun, Pag, Karlobag



Ref	RE-U-29567
Type	Apartment
Region	Karlobag
Location	Košljun, Pag
Front line	No
Sea view	Yes
Distance to sea	200 m
Floorspace	109 sqm
No. of bedrooms	3

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No. of bathrooms

2

Price

€ 275 000

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Apartment of 109 m2, 200m from the sea, with sea views, on Pag peninsula!

Košljun stands as a quaint tourist haven on the southern reaches of Pag Island. Once the maritime gateway to the city of Pag, today, it's a mere ten-minute drive from Pag via a modern road, with an alternative macadam route winding through the Pag salt pans—a haven for cyclists. Košljun exudes tranquility, with its private residences set amidst meticulously landscaped gardens. The town boasts several pristine pebble beaches, and beneath the shade of towering pine trees lies a charming car camp.

We present a splendid apartment spanning 109.89 m2 of usable space, offering an environment of elegance and comfort, the sanctuary you've long envisioned. A distinguishing feature of this abode is dual access staircases, ensuring effortless and practical movement within. It features two bathrooms and two kitchens, guaranteeing utmost comfort and privacy for you and your kin. Two vestibules afford ample storage and enhance the feeling of expansiveness. The living room serves as an idyllic retreat for relaxation and quality time with loved ones.

Yet, what truly elevates this apartment are its two generous terraces boasting breathtaking vistas of the crystalline sea. Picture savoring your morning brew or witnessing the sunset against such a panoramic backdrop—an experience beyond compare! The property includes two parking spaces within a fenced yard, measuring 27.05m2, ensuring a secure and convenient spot for your vehicle, a valuable asset in this enchanting locale.

Fully renovated in 2023, the apartment epitomizes luxury, with top-notch materials and contemporary design ensuring your utmost comfort and satisfaction. The apartment is equipped with an air conditioning system. Its south-facing orientation bathes the interior in natural light throughout the day, fostering a bright and uplifting ambiance. This property encapsulates the essence of seaside living, be it your dream home or a lucrative investment opportunity. Clear ownership, free from encumbrances.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

Apartment

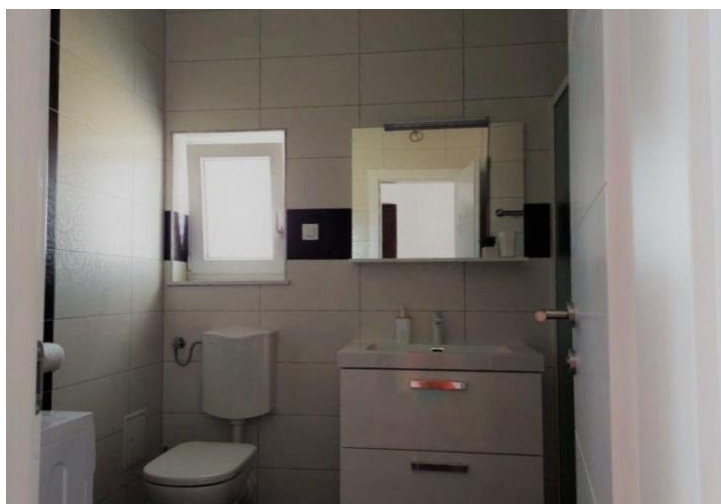
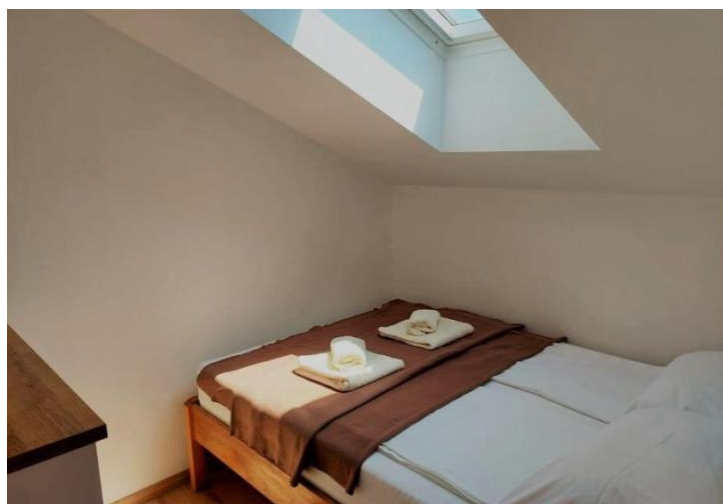
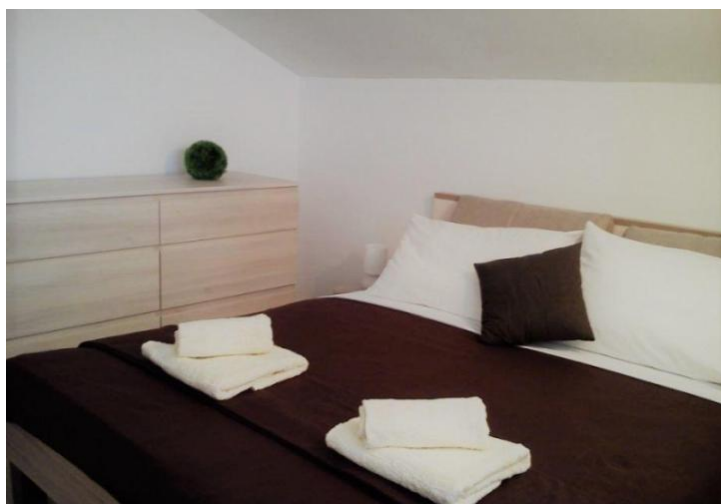
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