

Villa

Mandre,Kolan, Karlobag



Ref	RE-U-31863
Type	Villa
Region	Karlobag
Location	Mandre,Kolan
Front line	No
Sea view	Yes
Distance to sea	300 m
Floorspace	230 sqm
Plot size	330 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	€ 1 030 000

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Exclusive semi-detached villa with swimming pool on Pag island, 300 meters from the sea!
Total area is 230 sq.m. Land plot is 330 sq.m.

This exclusive house, currently in the final stage of construction, is designed as a duplex with two floors, each featuring its own entrance, yard, and garden with a swimming pool. House No. 2 comprises a ground floor and a first floor.

Ground Floor:

- Entrance hall
- Storage room
- Guest toilet
- Utility room
- One bedroom with an en-suite bathroom
- Open-concept large living room with kitchen and dining area, leading to the garden with a swimming pool

First Floor:

- Three bedrooms, each with an en-suite bathroom
- Relaxation spa area with a sauna and jacuzzi

The total living area is 230 m². Each house includes two parking spaces in the garden.

This modern architectural project uses only the finest materials available, lending the property a unique and luxurious feel.

Features and Equipment:

- Rehau triple-glazed windows with built-in mosquito nets and sun-reflective coating for additional insulation from summer heat
- First-class large-format ceramics from renowned manufacturer Marazzi
- Concealed mixers and showers, built-in sinks with designer bathroom furniture
- Complete underfloor heating with Daikin heat pumps and air conditioning in all rooms
- Smart home system allowing electronic control of air conditioning and heating via an app
- Video surveillance with 24-hour monitoring of the entire property
- Surrounding wall 1.50 meters high for comfort and privacy
- Heated infinity pool (8 x 3.5 meters) with a built-in waterfall and complete equipment
- Sauna and jacuzzi for four people

The building is in the final stage of furnishing and is being sold as such. There is an option to purchase both units in agreement with the investor. This property is ideal for both living and vacationing and represents a

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profitable investment for seasonal rentals.

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.

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Price per m²:
4478 €

Average price/m² of this type
in this region:
3872 €

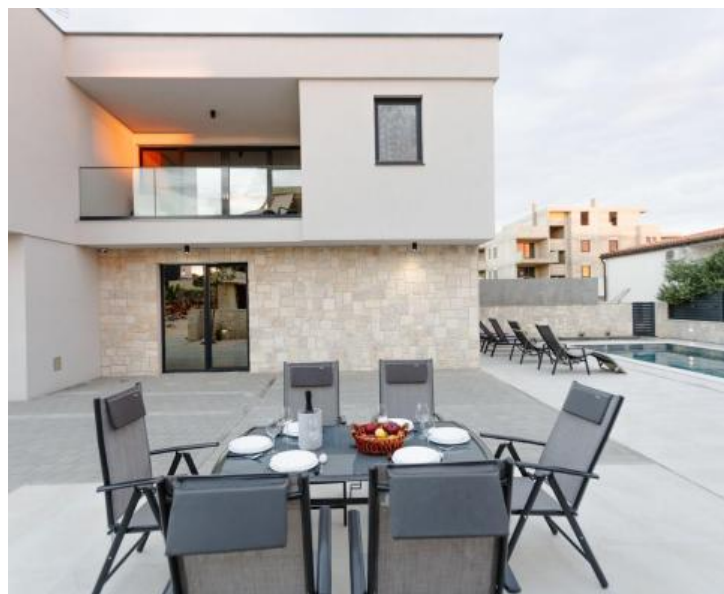
Median price/m² of this type
in this region:
4074 €

Average price/m² of this type
in Croatia:
4368 €

Median price/m² of this type
in Croatia:
3869 €

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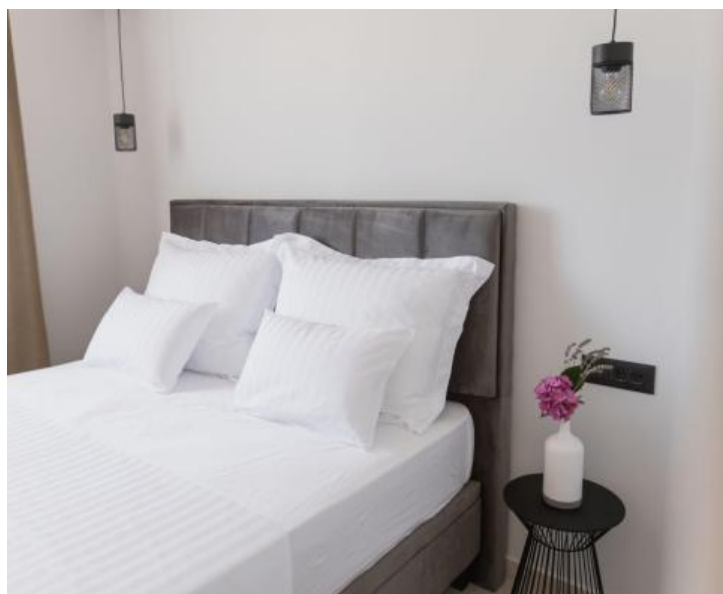
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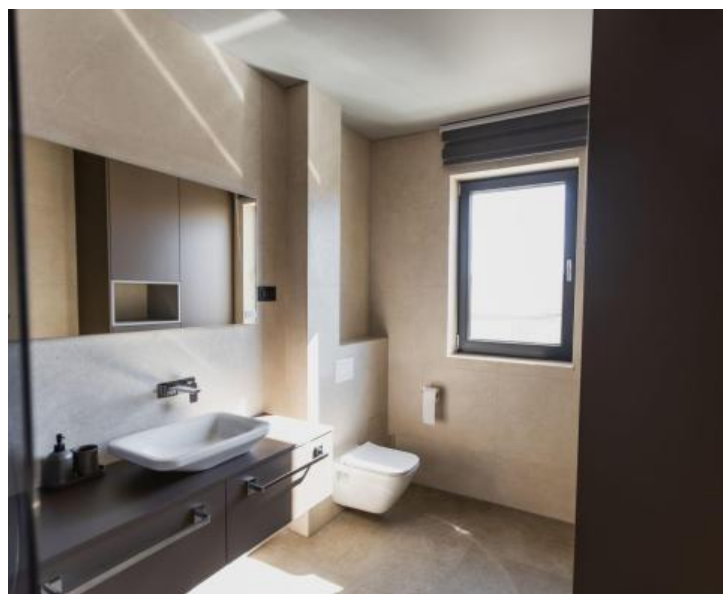
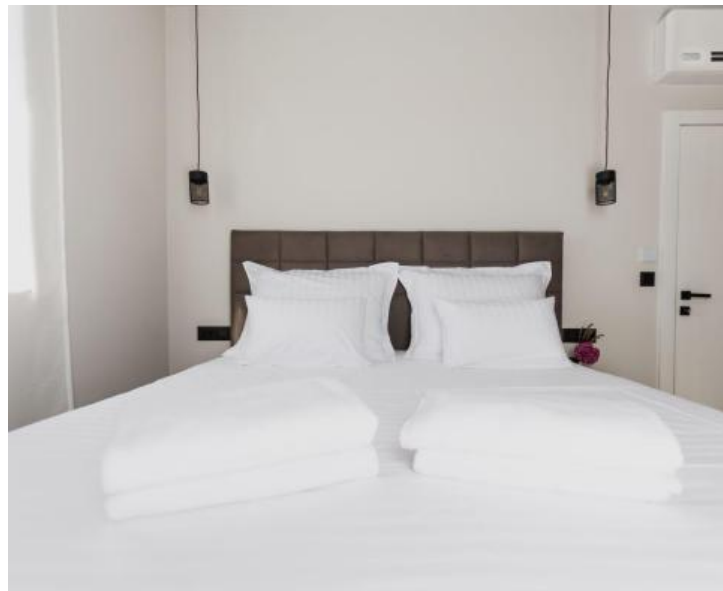
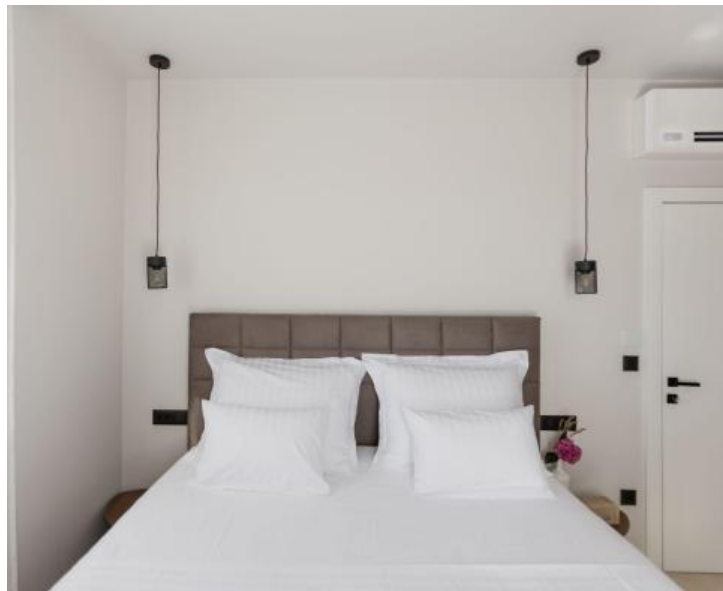
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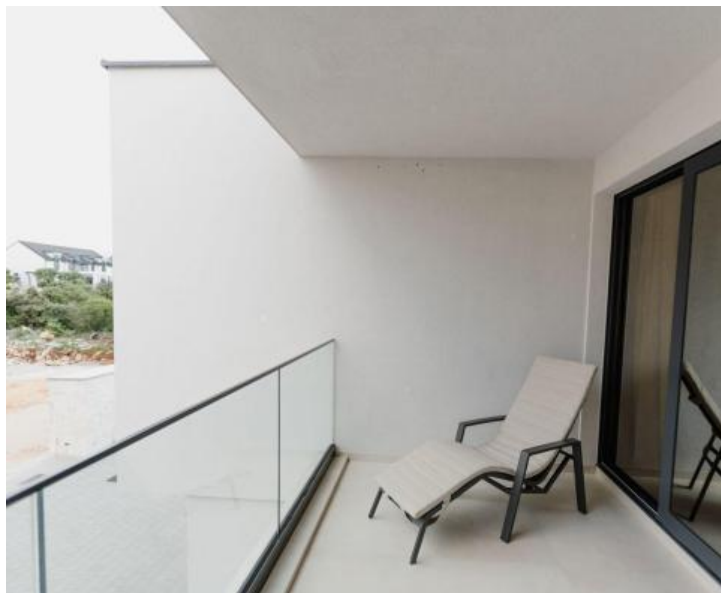
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