

New development

Pag, Karlobag



Ref	RE-U-34209
Type	New development
Region	Karlobag
Location	Pag
Front line	No
Sea view	Yes
Distance to sea	200 m
Floorspace	66 sqm
No. of bedrooms	2
No. of bathrooms	1
Price	€ 199 054

New apartments 200 meters from the sea on Pag island, with sea views!

CONSTRUCTION DETAILS

- **Building Construction:** Concrete ground floor (20 cm), brick floors (25 cm), and reinforced materials, all completed according to a high-quality project with professional oversight.
- **Facade:** 12 cm styrofoam/rock wool insulation.
- **Roof:** Flat roof with 18 cm of thermal insulation.
- **Exterior PVC Joinery:** High-quality, equipped with mosquito nets and aluminum shutters.
- **Balconies:** Glass railings.

INTERIOR FEATURES

- **Balconies:** Spacious, covered balcony of 13.5 m² facing northeast, offering a beautiful view of the sea and Velebit mountain range, with shade after 11 a.m.
- **Flooring:** Wooden floors in the bedrooms, high-quality ceramics in other areas.
- **Installations:** High-standard electrical, water, and IT installations.
- **Cooling/Heating:** Heat pump with a "multi-split" inverter system, featuring a cooling/heating unit in each room.
- **Sanitary Rooms:** Fully equipped with built-in WC and bidet.
- **Entrance:** High-quality, burglar-resistant door with an intercom system.

Planned Occupancy: October 2024

This apartment in offer , with a total area of 66.80 m², is situated on the first floor of a building and offers a stunning sea view. It includes: an entrance hall, a living room with a kitchen, two bedrooms, a bathroom, a covered balcony, a garden, a parking space, and a storage shed on the ground floor. Price is 199 054 eur.

There is one more apartment for sale, with total area of 67 sq.m., on the first floor of the building with sea views as well. It includes: an entrance hall, a living room with a kitchen, two bedrooms, a bathroom, a covered balcony, a garden, a parking space, and a storage shed on the ground floor. Price is 199 653 eur. (34210)

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:
3016 €

Average price/m² of this type
in this region:
3511 €

Median price/m² of this type
in this region:
3145 €

Average price/m² of this type
in Croatia:
4262 €

Median price/m² of this type
in Croatia:
3987 €

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