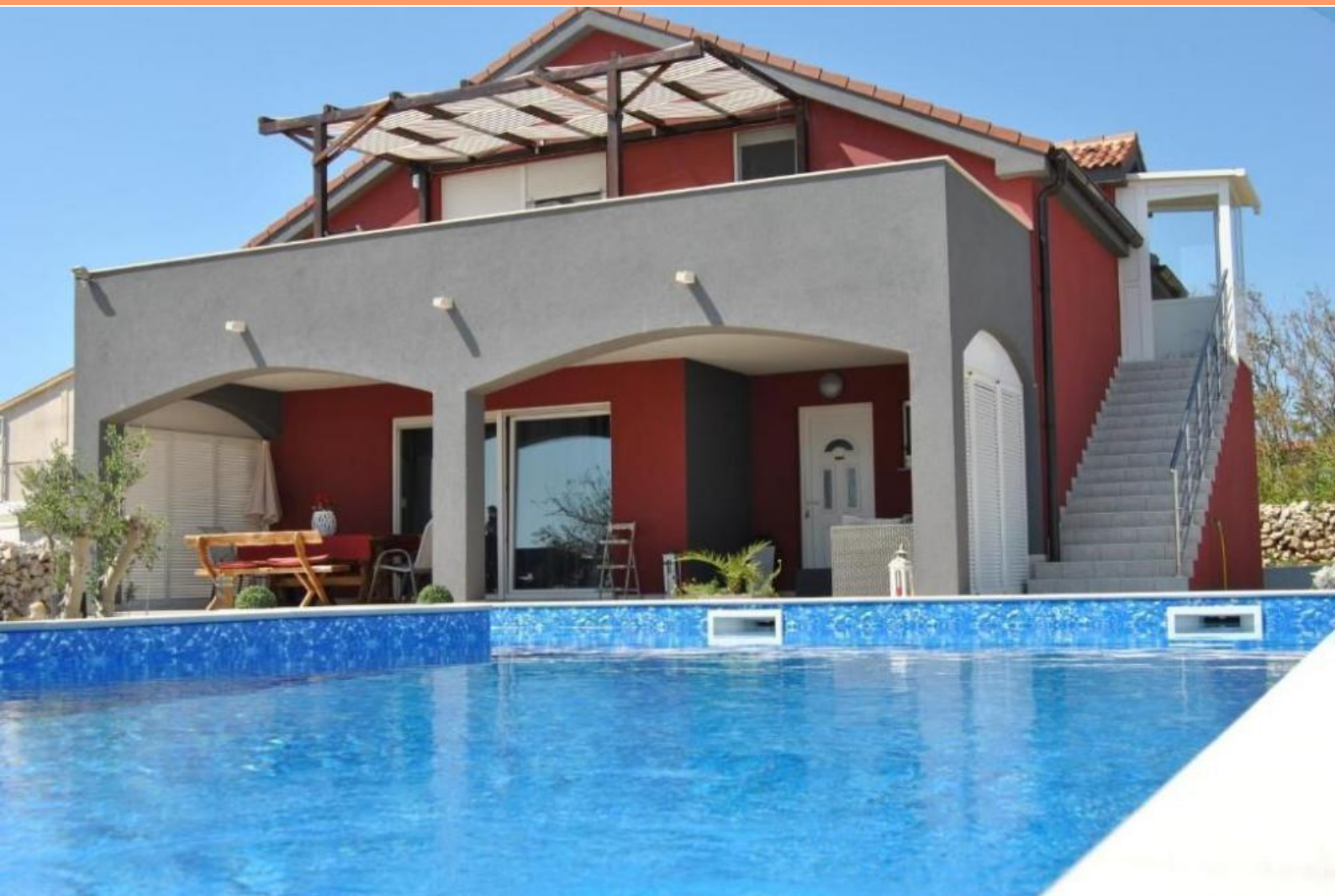


# Villa

Povljana, Kvarner



<b>Ref</b>	RE-U-14570
<b>Type</b>	Villa
<b>Region</b>	Kvarner > Novi Vinodolski
<b>Location</b>	Povljana
<b>Front line</b>	No
<b>Distance to sea</b>	800 m
<b>Floorspace</b>	150 sqm
<b>Plot size</b>	580 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 360 000

# Villa

## Povljana, Kvarner



Beautiful villa with swimming pool just 800 meters from the sea on Pag, opposite Velebit mountain!

Total area is 150 sq.m. Land plot is 580 sq.m.

The house consists of two floors.

Both ground and first floor offer one fully furnished two-bedroom apartment, one apartment per floor.

Each of the apartments consists of two bedrooms, kitchen with dining area and living area, bathroom and a covered terrace.

Both apartments are air conditioned.

In the garden there is a heated swimming pool (with heat pump), terrace, BBQ zone, sun deck area.

Parking for several cars.

There is a possibility of buying a neighboring villa as well, which is convenient for larger families or for more serious tourism.

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.

# Villa

## Povljana, Kvarner



Price per m<sup>2</sup>:  
2400 €

Average price/m<sup>2</sup> of this type  
in this region:  
3247 €

Median price/m<sup>2</sup> of this type  
in this region:  
3200 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4349 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3861 €

# Villa

Povljana, Kvarner





# Villa

Povljana, Kvarner



# Villa

## Povljana, Kvarner



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# Villa

Povljana, Kvarner



# Villa

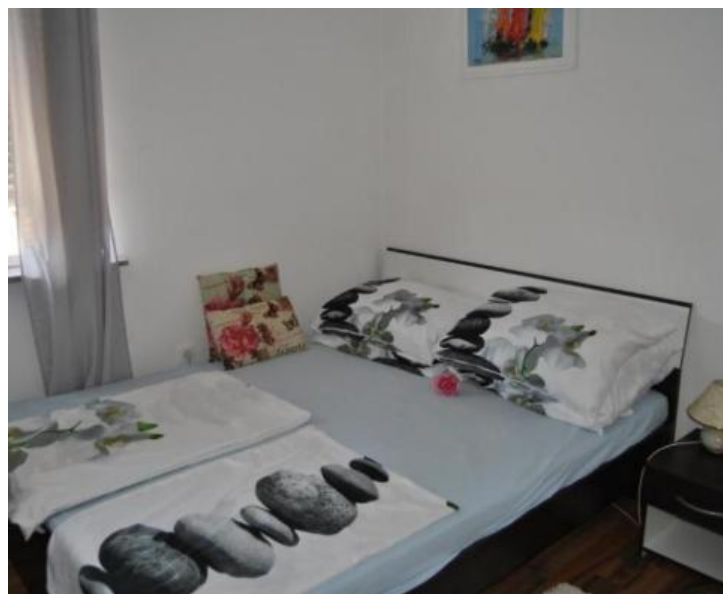
## Povljana, Kvarner





# Villa

Povljana, Kvarner



# Villa

Povljana, Kvarner

