

Villa

Povljana, Karlobag



Ref	RE-U-14569
Type	Villa
Region	Karlobag
Location	Povljana
Front line	No
Sea view	No
Floorspace	244 sqm
Plot size	500 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 495 000

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New modern villa with swimming pool in Povljana on Pag peninsula!
Villa was built in 2020.

It consists of ground floor and first floor with a total area of 244 m².

The ground floor of the villa offers a kitchen with a spacious dining and salon and wc.

The first floor of the villa consists of three bedrooms, with three bathrooms and a laundry room.

The ground floor leads to a beautiful garden which consists of a summer kitchen, semi-open terrace, swimming pool, sun deck, storage.

The whole house is stylishly designed. All rooms are air conditioned, and the ground floor of the villa has **underfloor heating on a heat pump**. The house has video surveillance.

The swimming pool is 4x8m has a water heating system.

The villa can be used for private vacation, but also for tourism.

There is a possibility to buy a neighboring villa, which can be interesting 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.

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Price per m²:
2029 €

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:
4353 €

Median price/m² of this type
in Croatia:
3865 €

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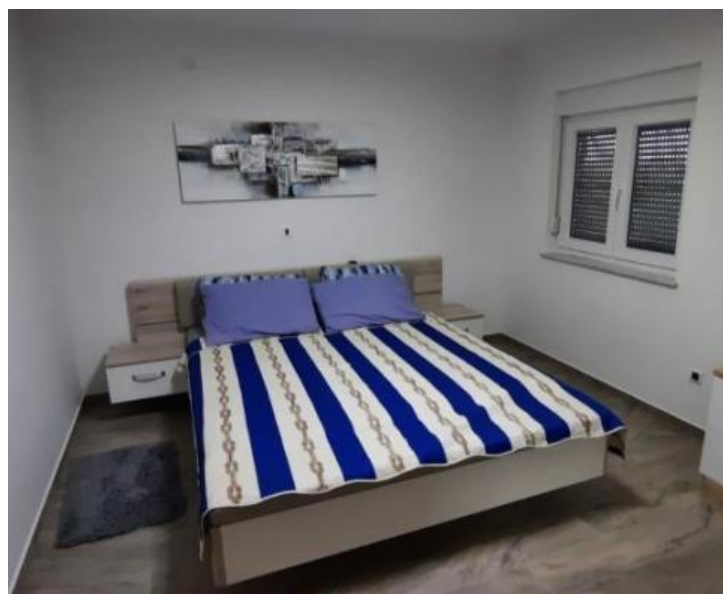
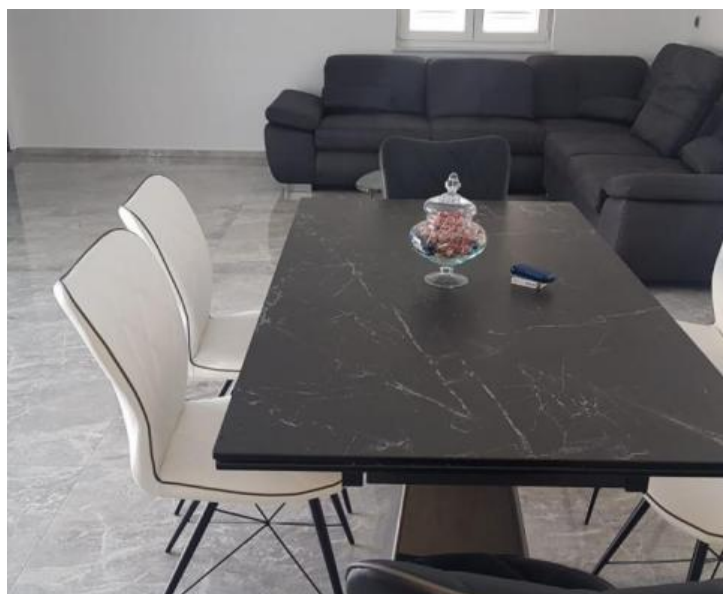
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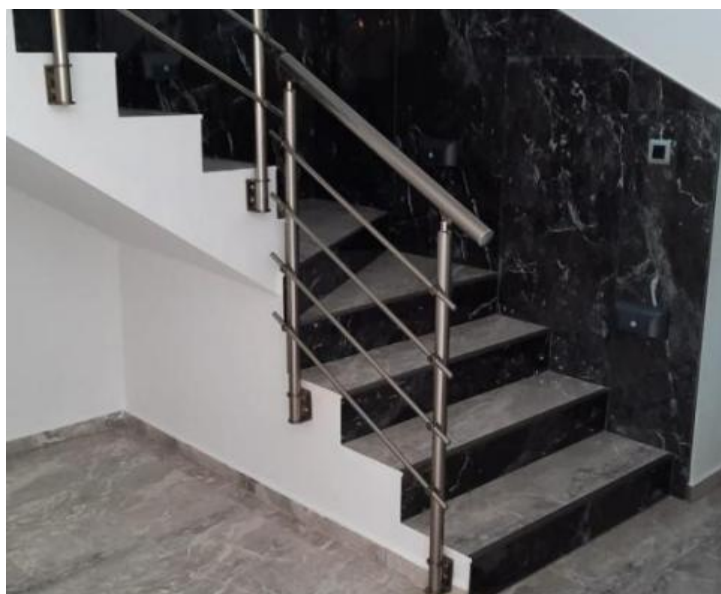
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