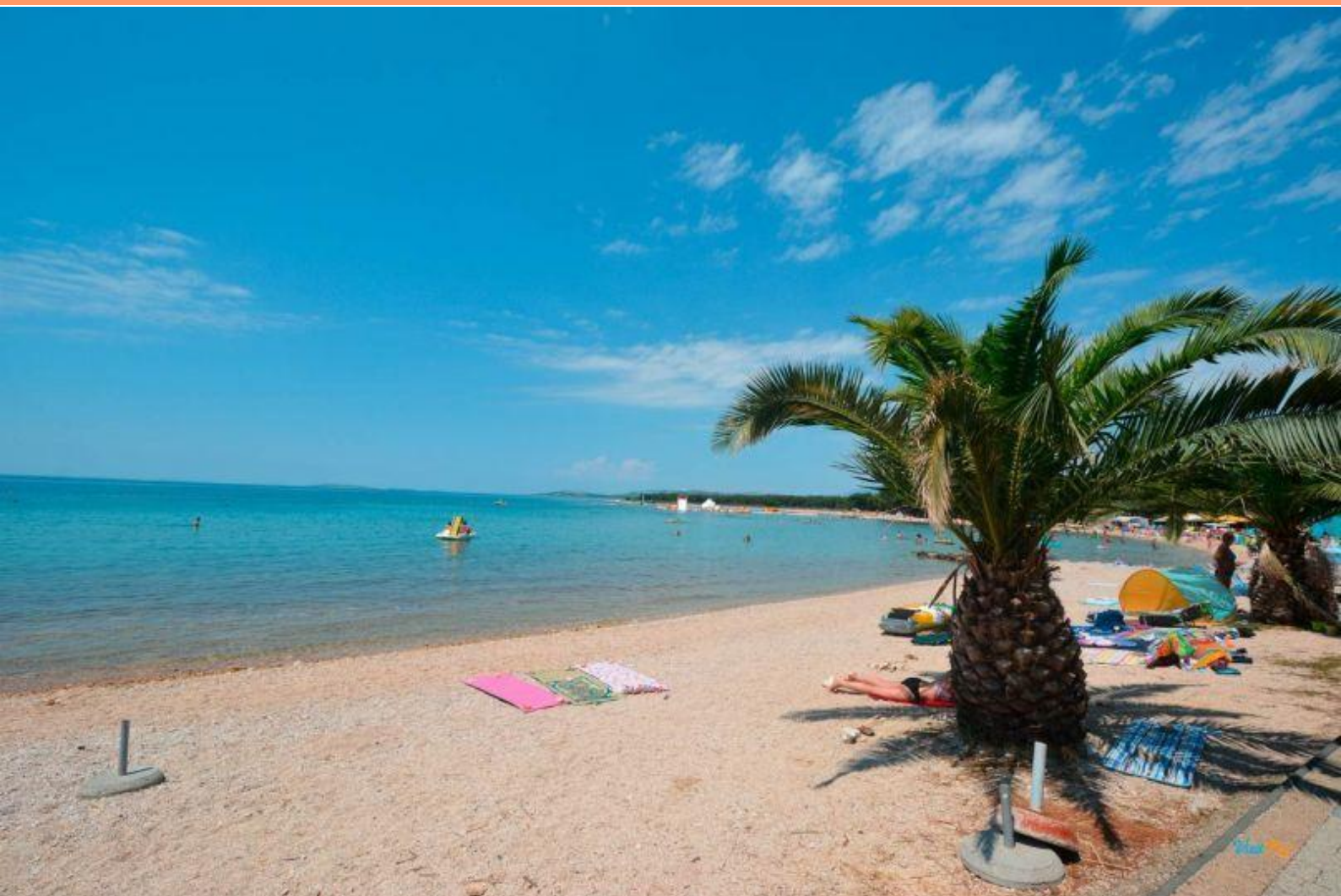


# Apartment

## Povljana, Dalmatia



<b>Ref</b>	RE-LB-IRO1682
<b>Type</b>	Apartment
<b>Region</b>	Dalmatia > Zadar
<b>Location</b>	Povljana
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	250 m
<b>Floorspace</b>	65 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 265 000

Top floor apartment in a new residence on Pag island, connected to the mainland by the bridge!

The apartment is located on the second floor in a modern, quality new building 250 meters from the sea and the beach in Povljana on the island of Pag.

The building is located near shops, cafes, restaurants and all other facilities necessary for a pleasant and peaceful vacation.

The living area of apartment S5 is 65 m<sup>2</sup> and is located on the second floor of a small urban building with a total of 6 apartments.

The apartment consists of a hallway, a kitchen with a dining room and a living room, 2 bedrooms, a bathroom, a balcony and a large roof terrace with a barbecue area and a view of the sea.

The apartment has one outdoor parking space.

### **Other apartments available for sale are:**

#### **BUILDING 6 (six apartments):**

- **S5:** 2nd Floor, 65 m<sup>2</sup> - 2 bedrooms, 1 bathroom, balcony, roof terrace, 1 parking space. **Price:** €265,000.

#### **BUILDING 9 (nine apartments):**

- **S1:** Ground Floor, 51 m<sup>2</sup> - 1 bedroom, 1 bathroom, terrace, garden, 1 parking space. **Price:** €195,000. **(Reserved)**
- **S4:** 1st Floor, 51 m<sup>2</sup> - 1 bedroom, 1 bathroom, balcony, 1 parking space. **Price:** €185,000.
- **S5:** 1st Floor, 69 m<sup>2</sup> - 2 bedrooms, 1 bathroom, loggia, terrace with pool, garden, garage parking space. **Price:** €315,000.
- **S7:** 2nd Floor, 47 m<sup>2</sup> - 1 bedroom, 1 bathroom, loggia, balcony, 1 parking space. **Price:** €190,000.
- **S8:** 2nd Floor, 68 m<sup>2</sup> - 2 bedrooms, 1 bathroom, 2 balconies, roof terrace, garage parking space. **Price:** €320,000.
- **S9:** 2nd Floor, 45 m<sup>2</sup> - 1 bedroom, 1 bathroom, 2 balconies, 1 parking space. **Price:** €185,000.

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 m<sup>2</sup>:  
4077 €

Average price/m<sup>2</sup> of this type  
in this region:  
4788 €

Median price/m<sup>2</sup> of this type  
in this region:  
4501 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4489 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4159 €

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