

Villa

Pag, Karlobag



Ref	RE-U-25205
Type	Villa
Region	Karlobag
Location	Pag
Front line	Yes
Sea view	Yes
Distance to sea	10 m
Floorspace	185 sqm
Plot size	520 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	Price upon request

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Absolutely enchanting modern villa 1st row to the sea on the island of Pag which is gaining more and more popularity due to vicinity to mainland, Zagreb and Hungary!

This luxury villa of contemporary design is spread over 184.24 square meters and is situated on a spacious plot of 521 square meters.

It is located on the ground and first floor and includes parking spaces for two vehicles.

The central highlight of this property is the magnificent 11x4 meter swimming pool.

The ground floor offers a spacious entrance area, a modernly equipped kitchen and dining room, a comfortable living room, a practical toilet, a corridor and a boiler room, and a spacious terrace overlooking the garden and swimming pool.

On the first floor there is a corridor connecting three bedrooms, each with its own bathroom. All three bedrooms offer an impressive view of the sea.

This villa was built with special attention to the quality of the materials, including Schüco brand aluminum joinery, efficient heating via heat pumps, advanced video surveillance and alarm system and many other details.

Just 300 meters from this villa is a beautiful beach that offers an opportunity to relax.

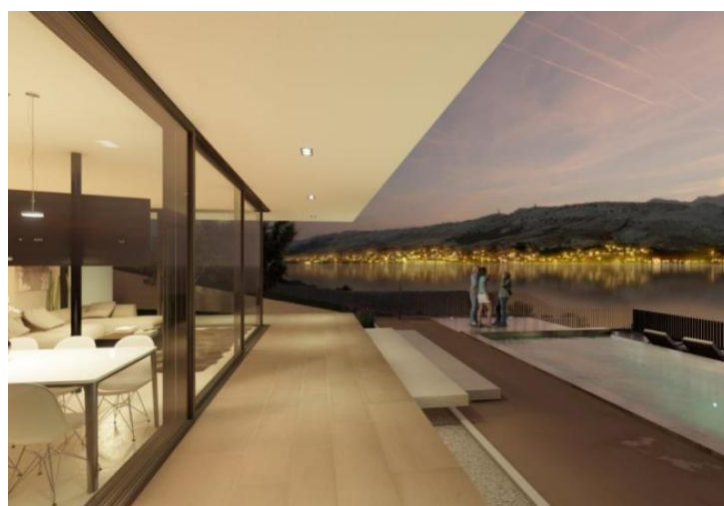
The shop is only 1 km away, and the center of Pag is 3.8 km away. Zadar International Airport is also 60 km away. The villa is sold fully furnished. The planned completion of construction is scheduled for the beginning of April 2024.

The island of Pag is one of the largest Adriatic islands: with 285 km², it is the fifth largest, and with 270 km of indented coastline, it is the island with the longest coastline in the Adriatic, full of bays, coves, capes and beaches. The largest bay, Paška Bay, is surrounded by 20 km of pebble beaches. The Dux real estate agency offers an exclusive opportunity to buy a villa on the island of Pag with an infinity pool right on the seashore.

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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