

# Apartment

## Povljana, Karlobag



<b>Ref</b>	RE-U-27990
<b>Type</b>	Apartment
<b>Region</b>	Karlobag
<b>Location</b>	Povljana
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	10 m
<b>Floorspace</b>	117 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 495 000

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Luxury 2-bedroom apartment in Povljana, Pag, on the 1st line to the sea!

New modern high end residence with several apartments for sale.

It's a modern new construction of superior quality.

Total area of apartment in offer is 117 sq.m.

On the second floor, there is a hallway, bathroom, wardrobe, study, and bedroom, along with a balcony. An internal staircase leads to the gallery where the kitchen, dining area, and living room are situated.

The total living area is 94 m<sup>2</sup> + 16 m<sup>2</sup> balcony, with a garage parking space and a storage room in the basement.

There are few properties like this on the Adriatic coast, making it an investment opportunity not to be missed. The property is subject to VAT.

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>:  
4231 €

Average price/m<sup>2</sup> of this type  
in this region:  
4223 €

Median price/m<sup>2</sup> of this type  
in this region:  
4229 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
5458 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4963 €

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