

# Villa

## Pag, Karlobag



<b>Ref</b>	RE-U-28796
<b>Type</b>	Villa
<b>Region</b>	Karlobag
<b>Location</b>	Pag
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	350 m
<b>Floorspace</b>	278 sqm
<b>Plot size</b>	594 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 540 000

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Villa with swimming pool under construction, 300 meters from the sea on Pag peninsula!  
Total area is 278 sq.m. Land plot is 594 sq.m.

From the front of the villa, one can bask in the serene beauty of a 28 m<sup>2</sup> swimming pool, a sprawling terrace perfect for sun-soaked relaxation, and a designated barbecue area. Nestled behind the residence lie four parking spaces equipped for electric car charging.

The villa spans two floors, featuring a ground floor, a first floor, and a flat roof.

Accessible directly from the parking area, the main entrance welcomes you into the ground floor, boasting a kitchen with a dining area, a commodious living room, a generous bedroom with an en suite bathroom, a storage room, a separate toilet, a space designated for a sauna and gym, and an external storage area with its own entrance. Both the living room and bedroom open onto a capacious terrace overlooking the resort-style swimming pool.

Ascending via an internal staircase, the first floor unveils three expansive bedrooms, each accompanied by its own private bathroom. Among these, the master bedroom, spanning 30 m<sup>2</sup>, offers versatile possibilities such as the incorporation of an indoor massage tub or a walk-in closet, tailored to the preferences of the occupant. All first-floor rooms extend access to a sizable communal terrace, ideal for outdoor relaxation, with provision for an outdoor jacuzzi. Additionally, the first floor hosts a laundry room with storage facilities and a technical room. The villa's heating and cooling needs are met by a multi-split air conditioning system, comprising external and internal units strategically dispersed throughout the premises. A chimney in the living room offers the possibility of installing a fireplace, enriching the ambience during colder months. Oriented southwest, the villa is currently undergoing construction, affording the opportunity to select finishing materials and customize the aesthetic decor according to personal preferences. The listed price pertains to the current stage of construction.

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>:  
1942 €

Average price/m<sup>2</sup> of this type  
in this region:  
3872 €

Median price/m<sup>2</sup> of this type  
in this region:  
4074 €

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

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

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