

# Apartment

## Povljana, Karlobag



<b>Ref</b>	RE-U-29579
<b>Type</b>	Apartment
<b>Region</b>	Karlobag
<b>Location</b>	Povljana
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	100 m
<b>Floorspace</b>	125 sqm
<b>No. of bedrooms</b>	2

Tel: +385 91 357 3071 Viber, Whatsapp  
[info@adrionika.com](mailto:info@adrionika.com)  
[www.adrionika.com](http://www.adrionika.com)

# Apartment

## Povljana, Karlobag



**Price**

€ 433 100

# Apartment

## Povljana, Karlobag



Apartment in Povljana of 125 sq.m. with fantastic open sea view!!  
It belongs to the building just finished in 2024.

It is situated on the second floor of the building, spanning 125m<sup>2</sup> with an additional storage room of 5.69m<sup>2</sup> and an external parking space. The apartment comprises a hallway, two bathrooms, three bedrooms, a living room, dining area, kitchen, balcony, storage room, and a private parking space.

The standalone building consists of nine residential units, three on each floor (ground floor, first floor, and second floor). On the third floor, there are apartments SJ\_7, SJ\_8, and SJ\_9, which also include a gallery. Access to the basement level is from the southwest side, where two garages and storage rooms are located.

The facade is constructed with a combination of thermal insulation of mineral wool (12 cm) and a DEMIT finishing layer. Internal partition walls are made of 10 cm thick bricks. The building has an A energy efficiency rating. The windows are PVC with Low-E double glazed units, equipped with mosquito nets and an electric roller shutter system. Heating and cooling are provided by an electric Multi Split inverter system. The building is also equipped with waterproofing, thermal insulation, and noise insulation.

The buyer is exempt from paying real estate transfer tax.

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.

# Apartment

## Povljana, Karlobag



Price per m<sup>2</sup>:  
3465 €

Average price/m<sup>2</sup> of this type  
in this region:  
3716 €

Median price/m<sup>2</sup> of this type  
in this region:  
3737 €

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

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

# Apartment

## Povljana, Karlobag





# Apartment

## Povljana, Karlobag



# Apartment

Povljana, Karlobag

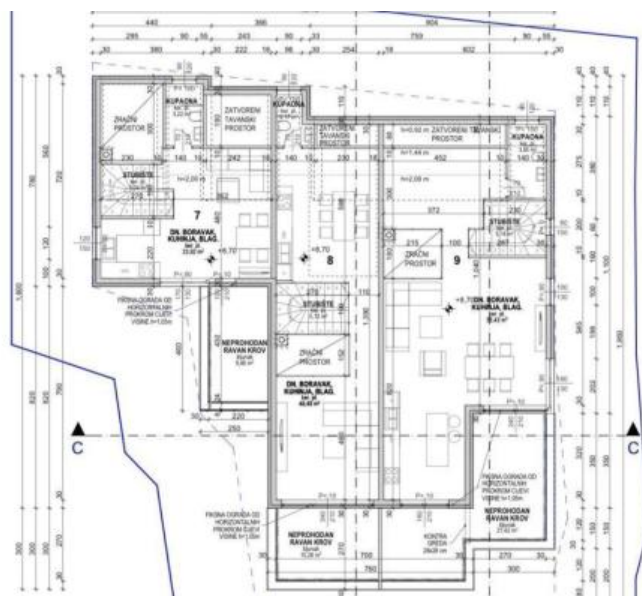
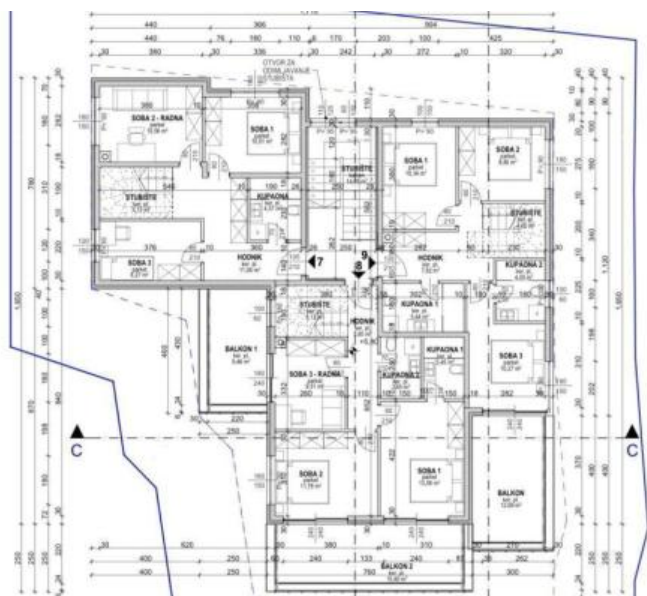


# Apartment

## Povljana, Karlobag



3.07. KUHINJA	4,96 m <sup>2</sup>
3.08. STUBIŠTE	4,77 m <sup>2</sup>
3.09. KUPAONA	6,09 m <sup>2</sup>
3.10. SOBA 1	17,11 m <sup>2</sup>
3.11. SOBA 2 – RADNA	8,10 m <sup>2</sup>
UKUPNO BEZ TERASE	41,03 m <sup>2</sup>
3.12. BALKON 1	9,03 m <sup>2</sup>
UKUPNO STAN 8	50,06 m <sup>2</sup>
<b>+ GALERIJA</b>	
3.24. STUBIŠTE	4,28 m <sup>2</sup>
3.23. DN.BORAVAK, KUHINJA, BLAG.	23,45 m <sup>2</sup>
UKUPNO GALERIJA	27,73 m <sup>2</sup>



Tel: +385 91 357 3071 Viber, Whatsapp  
[info@adrionika.com](mailto:info@adrionika.com)  
[www.adrionika.com](http://www.adrionika.com)