

Apartment

Povljana, Karlobag



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|------------------------|------------|
| Ref | RE-U-29576 |
| Type | Apartment |
| Region | Karlobag |
| Location | Povljana |
| Front line | No |
| Sea view | Yes |
| Distance to sea | 100 m |
| Floorspace | 83 sqm |
| No. of bedrooms | 3 |

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No. of bathrooms

2

Price

€ 294 050

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Duplex penthouse in Povljana 100 meters from the sea!

For sale is a stunning two-story apartment with a gallery in Povljana on the island of Pag, just 100 meters from the sea. Situated on the second floor of the building, it spans 83.22m² with an additional storage room of 5.69m² and a parking space.

The apartment consists of a hallway, two bathrooms, three bedrooms, a living room, dining area, kitchen, balcony, storage room, and a private parking space.

The standalone building comprises nine residential units, three on each floor (ground floor, first floor, and second floor). On the third floor, you'll find apartments SJ_7, SJ_8, and SJ_9, which also feature a gallery. Access to the basement level is from the southwest side, where two garages and storage rooms are located.

The facade combines thermal insulation of mineral wool (12 cm) with a DEMIT finishing layer. Internal partition walls are made of 10 cm thick bricks. The building boasts 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, 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.

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Price per m²:
3543 €

Average price/m² of this type
in this region:
3716 €

Median price/m² of this type
in this region:
3737 €

Average price/m² of this type
in Croatia:
4490 €

Median price/m² of this type
in Croatia:
4167 €

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| 3.02. STUBIŠTE | 5,46 m2 |
| 3.03. SOBA 1 | 8,30 m2 |
| 3.04. SOBA 2 - RADNA | 8,12 m2 |
| 3.05. KUPAONA 1 | 4,73 m2 |
| 3.06. SOBA 3 | 15,69 m2 |
| 3.07. KUPAONA 2 | 4,50 m2 |
| UKUPNO BEZ TERASE | 52,97 m2 |
| 2.06. BALKON | 8,99 m2 |
| UKUPNO STAN 7 | 61,96 m2 |
| + GALERIJA | |
| 3.22. STUBIŠTE | 5,46 m2 |
| 3.23. DN.BORAVAK, KUHINJA, BLAG. | 33,78 m2 |

