

# Villa

Mandre,Kolan, Karlobag



<b>Ref</b>	RE-U-29907
<b>Type</b>	Villa
<b>Region</b>	Karlobag
<b>Location</b>	Mandre,Kolan
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	300 m
<b>Floorspace</b>	230 sqm
<b>Plot size</b>	330 sqm

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**No. of bedrooms**

4

**No. of bathrooms**

4

**Price**

Price upon request

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Exclusive semi-detached house with swimming pool on Pag peninsula, 300 meters from the sea only!  
Total area is 230 sq.m. Land plot is 330 sq.m.

This exclusive villa, nearing completion, is designed as a semi-detached dwelling spanning two floors, each with its own entrance, yard, and garden with a swimming pool.

House number 2 comprises a ground floor and first floor, with the former housing an entrance hall, storage room, guest toilet, utility room, one bedroom with its own bathroom, and an open-plan living area with kitchen and dining, leading to the garden with the pool. Upstairs, there are three more bedrooms, each with its own bathroom, a relaxation spa zone with sauna and jacuzzi, all encompassing a living area of 230 square meters.

Each house comes with two parking spaces within the property grounds. This splendid project of modern architecture, utilizing only the finest materials currently available on the market, endows this property with distinctiveness and luxury.

Features and amenities of the house include Rehau triple-layer windows with built-in mosquito nets, glass with sun-repelling coating for additional insulation against summer heat, premium ceramics from renowned manufacturers Marazzi in large formats, built-in mixers and showers, designer bathroom furniture, complete underfloor heating with Daikin heat pumps, and air conditioning in all rooms.

The house is equipped with a smart home system, allowing electronic control of climate and heating via a mobile application. Video surveillance ensures continuous monitoring of the entire property 24 hours a day. The house is enclosed by a 1.50-meter wall, providing comfort and privacy.

The heated infinity pool, measuring 8 by 3.5 meters, features a built-in waterfall and comes with complete equipment. There's also a sauna and jacuzzi for four persons. The house is in the final stages of furnishing and is sold as such. There's an option to purchase both properties in consultation with the investor.

This property is noteworthy for both living and leisure, and certainly holds investment potential for rental during the season.

There is a possibility to buy House no 1 as well, for same price.

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

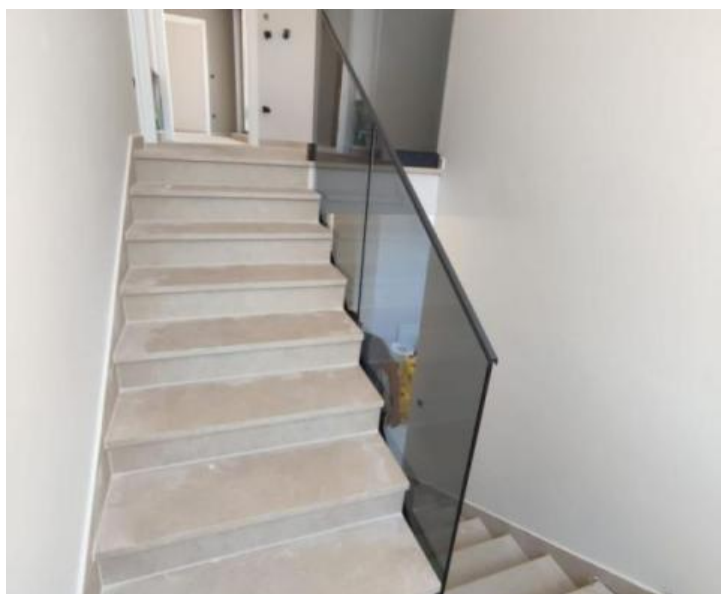
Median price/m<sup>2</sup> of this type  
in this region:  
4074 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4353 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3865 €

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