

## OTOK PAG, POVLJANA, 2s+db stan u vrhunskoj novogradnji, Povljana, Flat



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: info@dux-nekretnine.hr  
First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
Mobile: 385 91 480 8808  
Phone: 385 51 518 174  
About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then because we like to stay in touch

even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	OTOK PAG, POVLJANA, 2s+db stan u vrhunskoj novogradnji
Property for:	Sale
Property area:	74 m <sup>2</sup>
Floor:	2
Number of Floors:	2
Bedrooms:	3
Bathrooms:	1
Terrace area:	16 m <sup>2</sup>
Price:	238,153.00 €
Updated:	Nov 19, 2024

### Condition

Newbuild:	yes
Built:	2024

### Location

Country:	Croatia
State/Region/Province:	Zadarska županija
City:	Povljana
City area:	Povljana
ZIP code:	23249

### Permits

Building permit:	yes
Ownership certificate:	yes



### Additional information

Energy efficiency:	A+
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### Parking

Number of parking spaces:	1
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### Description

## Description:

PAG ISLAND, POVLJANA, 2 bedroom apartment in a top new building with sea view. We are selling this excellent S5 apartment on the second floor of a new residential building with only six residential units. The apartment is basically a two-bedroom apartment with a living room with its own garden, total living area of 75m<sup>2</sup>. It consists of an entrance hall, an open space living area with a kitchen and dining room with access to the terrace, two bedrooms, a storage room and a bathroom. The owned apartment has one parking space with the preparation of an installation for charging electric cars. This modern and top-quality new building, which is under construction, is located in a good location in a quiet part of Poveljana, 400 meters from the sea and a sandy beach, with an open view of the sea, and 120 meters from the town center. Close to all necessary amenities for a pleasant and peaceful vacation. The nearest beach is sandy and is suitable for both families and the elderly. Apartment equipment, - Quality materials - only the highest quality materials were used in the construction - the basic structural system of the building is reinforced concrete, walls made of Porotherm profi bricks - Air conditioning for heating and cooling in each bedroom and living room - Floors covered with first-class substrates - First-class ceramics and sanitary ware - PVC ISO carpentry with electrically powered shutters and mosquito nets with nets to protect against mosquitoes and insects - Large glazed areas - Terrace fences are a combination of solid and glass fences - Anti-burglary and fire-resistant entrance doors - Video intercom, satellite television - All rooms have adequate thermal and waterproofing, and also noise insulation. - Sound insulation of the mezzanine structure - Underfloor heating in the living rooms and bathrooms The expected completion of construction and occupancy is expected at the end of 2024. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions. [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 26786

**Additional contact info**

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