

## IZVRSNA INVESTICIJA, 50 m OD MORA! PAG, POVLJANA, Poveljana, House



### Seller Info

Name:	Adria Team
First Name:	Adria
Last Name:	Team
Company Name:	Adria Team Real Estate d.o.o.
Service Type:	Selling and renting
Website:	<a href="https://adriateam.com">https://adriateam.com</a>
Country:	Croatia
Region:	Zadarska županija
City:	Zadar
ZIP code:	23000
Address:	Matije Gubca 40
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About us:	Pratimo Vas u cijelom postupku kupoprodaje nekretnine i vodimo brigu o svim bitnim detaljima umjesto Vas. Nudimo Vam široki spektar usluga i pružamo kompletan pravni servis, od provjere dokumentacije vezane uz određenu nekretninu, Ugovora o kupoprodaji sa prijevodom na/sa jezika prodavatelja i kupca ako se radi o strancima (češki, slovački , po potrebi i na druge jezike) pa sve do uknjižbe prava vlasništva i promjene posjedovnog stanja, kao i predaje porezne prijave u poreznu upravu.

Za klijente koji žele u Hrvatskoj investirati nudimo prezentaciju investicijskih projekata, pravno te financijsko savjetovanje.

Suradujemo s odvjetnicima, javnim bilježnicima, geodetima, projektantima, građevinarima te sa svim ostalim stručnjacima

vezanim za gradnju i promet  
nekretninama.

Upisani smo u Registar  
posrednika u prometu  
nekretnina pri HGK u RH te  
smo potpisnici Kodeksa etike u  
poslovanju posrednika u  
prometu nekretnina.

Reg No.: 38/2017

## Listing details

### Common

Title:	IZVRSNA INVESTICIJA, 50 m OD MORA! PAG, POVLJANA
Property for:	Sale
House type:	detached
Property area:	678.45 m <sup>2</sup>
Lot Size:	550 m <sup>2</sup>
Bedrooms:	9
Bathrooms:	5
Cellar:	yes
Price:	700,000.00 €
Updated:	Jan 22, 2024

### Condition

Condition: Kept

### Location

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

### Permits

Ownership certificate: yes

### Additional information

Infrastructure:	Water, Air conditioner, Sewage
Energy efficiency:	In preparation



## Parking

Garage:	yes
Number of parking spaces:	12

## Description

Description: For sale HOUSE with 4 apartments 50 m away from the sea in Povljana on the island of Pag. The property consists of a basement, ground floor, 1st and 2nd floor. It also has a spacious infield with 12 parking spaces. **PROPERTY DESCRIPTION:** BASEMENT - approximately 15m2 GROUND FLOOR - storage space, possibility of conversion into a tavern, restaurant or similar catering facility, garage, large covered terrace FIRST FLOOR - 4 apartments, each of which has a bedroom, living room with dining area, kitchen, bathroom, anteroom and loggia, there is another large terrace and servant room SECOND FLOOR - unfinished, can be arranged as the 1st floor, installation performed - completely air conditioned; - rooms are ready for tourist rental; Povljana is located in the south of the island of Pag, about a 15-minute drive from the Pag Bridge, in a beautiful natural bay. This area, where numerous sources of fresh water have enabled more intensive farming and viticulture, has fed most of the island for centuries. That is why the area between the two bays - Stara and Nova Povljana - looks like a green oasis in the middle of the extremely rocky island of Pag. Povljana boasts miles of diverse beaches. So you can enjoy the pebble, rocky, but also sandy beaches. The liveliest beach is Dubrovnik. It is a beautiful pebble beach with lots of shade. Here you can enjoy long walks by the sea and many children's and sports facilities. You can practice recreation on the tennis courts, football field, bowling alley and play beach volleyball. If you suffer from rheumatic or similar problems, you can try to seek help in the nearby lake Segal and smear yourself with healing mud. And if you are a bird lover, be sure to visit the nearby ornithological reserves Veliko and Malo Blato. For all additional information and agreement on the date of the tour, feel free to contact us at any time with confidence. Custom ID: 22-185N Energy class: U izradi

## Additional contact info

Reference Number:	562203
Agency ref id:	22-185N