

OTOK PAG, GRAD PAG - luksuzna vila s bazenom na predivnoj lokaciji, Pag, House



Seller Info

Name: Agencija Dux nekretnine
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First Name: Agencija
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Company Name: DUX NEKRETNINE d.o.o.
Service Type: Selling and renting
Country: Croatia
Region: Primorsko-goranska županija
City: Rijeka
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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, GRAD PAG - luksuzna vila s bazenom na predivnoj lokaciji
Property for:	Sale
House type:	detached
Property area:	280 m ²
Lot Size:	660 m ²
Bedrooms:	4
Bathrooms:	3
Price:	760,000.00 €
Updated:	Jul 12, 2024

Condition

Newbuild:	yes
Built:	2023

Location

Country:	Croatia
State/Region/Province:	Zadarska županija
City:	Pag
City area:	Bošana
ZIP code:	23250

Permits

Building permit:	yes
Ownership certificate:	yes



Additional information

Energy efficiency:	A+
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Parking

Number of parking spaces:	3
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Description

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THE ISLAND OF PAG, CITY OF PAG - luxury villa with a swimming pool in a wonderful location The island of Pag is one of the largest Adriatic islands: with 285 km², it is the fifth largest, and with 270 km of indented coastline, it is the island with the longest coastline in the Adriatic, full of bays, coves, and headlands. and the beach. The largest bay, Paška Bay, is surrounded by 20 km of pebble beaches. Bošana is a small gem located on the island of Pag, which hides the secrets of beautiful and stranded beaches located between steep rocks. This location not only hides rich nature, but also a wonderful view of the Bay of Pag that looks spectacular from a comfortable distance. The forested oak belt that surrounds this location makes it one of the protected areas of this island. In the vicinity of this natural jewel, only 80 meters from the beaches stranded in the beauty of the environment, a luxurious villa is being built that will win the hearts of all visitors to this area. Spread over two floors, this beauty offers a beautiful roof terrace with a panoramic view, as well as recreation rooms, a sauna, a wine cellar, a bathroom, a toilet, a pool engine room, a storage room and a corridor. The villa is of high quality construction, and a perfect modern project, all that makes this irresistible corner the perfect choice for a short or long stay. You can comfortably relax in the equipped kitchen, small exercise area, jacuzzi, as well as on the sunny roof terrace filled with deckchairs for relaxation. The yard is fenced and landscaped, and can accommodate four cars that can be charged at electric vehicle chargers. This is a place where luxurious accommodation meets rich nature and a perfect view.

Description of the property

- 3 luxurious bedrooms - each with its own toilet and bathroom
- living room with a balcony and a panoramic view of the sea and the city of Pag
- modernly designed kitchen with a large bar and space for food preparation
- On the ground floor you can have fun in an additionally insulated lounge room a room with a pool table and table football
- After the party on the ground floor, you can use the luxuriously equipped gym with an associated infrared sauna for 6 people
- The terrace is decorated with a year-round heated luxury pool with a private sunbathing area
- A private roof terrace with a panoramic view, where there are additional sunbathing areas and whole heated jacuzzi
- private parking for 3 cars equipped with charging stations for electric cars

◦ Pag: 4km ◦ Novalja: 15km ◦ Zadar (Airport): 55km

Features of the facility:

- Innovative smart home system that enables the owner to remotely control all segments of the villa. For example, the owner can decide to come to the villa during the winter, using a mobile device he can turn on the heating of the building, the heating of the swimming pool and the jacuzzi, so that upon arrival the owner can relax
- Great emphasis was placed on energy efficiency when designing the building so that the building carries (Nearly zero-energy building) certificate, i.e. an almost zero-energy building

Investment:

- Due to its location and lack of offer of similar facilities, the facility can achieve extremely high rental prices on the tourist market. The building is under construction. Planned completion of works: 12 months/2023

The price for the villa is €850,000, and €950,000 after construction. A very rare and promising opportunity on one of the most beautiful parts of the island of Pag. Dear clients, the agency commission is charged in accordance with the General Business Conditions: www.dux-nekretnine.hr/opci-uvjeti-poslovanja

ID CODE: 27472

Additional contact info

Reference Number: 567025

Agency ref id: 27472