

## OTOK PAG, ŠIMUNI, moderni penthouse u vrhunskoj novogradnji, pogled more, rijetkost u ponudi, Pag, Flat



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: [info@dux-nekretnine.hr](mailto: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, ŠIMUNI, moderni penthouse u vrhunskoj novogradnji, pogled more, rijetkost u ponudi
Property for:	Sale
Property area:	86 m <sup>2</sup>
Bedrooms:	3
Bathrooms:	2
Terrace area:	20 m <sup>2</sup>
Price:	355,000.00 €
Updated:	Jul 12, 2024

### Condition

Newbuild:	yes
Built:	2024



### Location

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

### Permits

Building permit:	yes
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### Parking

Number of parking spaces:	1
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### Description

Description:	THE ISLAND OF PAG, ŠIMUNI, modern penthouse in a superb new building, sea view, a rarity on offer The island of Pag is one of the largest Adriatic islands: with 285 km <sup>2</sup> , 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 , bay, cape and beach.
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The largest bay, Paška Bay, is surrounded by 20 km of pebble beaches. Šimuni is a small fishing village located on the southwestern side of the island of Pag, halfway between Novalja (11 km) and the town of Pag (12 km), 15 minutes' drive from the Žigljen ferry port. Administratively, they belong to the city of Pag. Šimuni is located in three natural bays. In the northern bay is the ACI Marina Šimuni, which, with 150 berths in the sea and 30 dry berths, provides a safe haven and anchorage for vessels. The central bay is intended for fishing boats, which serve as a port, but also as a place to sell freshly caught fish. In the third, southern bay, there is a pebble beach. Not far from the town is the second largest autocamp on the island of Pag, the Šimuni autocamp. It has a small sports center (beach volleyball, tennis, mini golf), shop, grill-restaurant, pizzeria, diving center. At only 300 m from the sea, in a very unique location, not far from the center of the town, we are selling a penthouse with an enchanting view of the sea and the town. It is located on the second floor of a new building with a total of six apartments. It consists of a kitchen with a dining room, a living room with an exit to the terrace (20 m<sup>2</sup>), two bedrooms, two bathrooms, a total square footage of 86.93 m<sup>2</sup>. The apartment also has a storage room of approx. 8 m<sup>2</sup>. All apartments are fully air-conditioned, with underfloor heating in the bathrooms. Parking for one car. The building is under construction. The prices are valid only until the end of rough works. After that, the price for the apartment is €406,000. The first phase of construction will begin in February 2024. Planned construction and occupancy date 01/2025. Very high quality construction. The buyer is exempt from paying real estate sales tax. A very interesting property, which can easily become yours. For all other inquiries, call +385 91 522 65 29 Dear clients, the agency commission is charged in accordance with the General Terms and Conditions.

<http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja> ID CODE: 27446

## Additional contact info

Reference Number: 567041  
Agency ref id: 27446