

## OTOK PAG, POVLJANA - Nova moderna vila s bazenom, Poveljana, House



### Seller Info

Name: Agencija Dux nekretnine  
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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  
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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, POVLJANA - Nova moderna vila s bazenom
Property for:	Sale
House type:	detached
Property area:	244 m <sup>2</sup>
Lot Size:	500 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	3
Price:	495,000.00 €
Updated:	Jul 23, 2024

### Condition

Newbuild:	yes
Built:	2020

### Location

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



### Parking

Number of parking spaces:	3
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### Description

Description:	<p>ISLAND OF PAG, POVLJANA, new modern villa with pool The island of Pag is located between the Velebit Channel and Kvarneric, between the islands of Rab, Olib and Vir, near the mainland. With an area of 286.6 km<sup>2</sup>, it is one of the largest Adriatic islands, and with 270 km of indented coastline, it is the island with the longest coastline in the Adriatic, full of bays, coves, capes and beaches. The largest, Pag Bay, is surrounded by 20 km of pebble beaches. Povljana is located in the south of the island of Pag, about 15 minutes by car 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</p>
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also sandy beaches. In this beautiful place we sell a very nice, new, modern villa with pool. It was built according to all leading construction standards. She settled in a quieter environment. It consists of ground floor and first floor with a total area of 244 m<sup>2</sup>. The ground floor of the villa consists of a kitchen with living room and toilet. The first floor of the villa consists of three bedrooms, with three bathrooms and a laundry room. The ground floor leads to a beautiful garden which consists of a summer kitchen, semi-open terrace, swimming pool, sun deck, storage. The whole house is designed. All rooms are air conditioned, and the ground floor of the villa has underfloor heating on a heat pump. The house has video surveillance. The pool is 4x8m with a water heating system. The villa can be used for vacation, but also for tourism. There is a possibility to buy a neighboring villa, which can be interesting for larger families or for more serious tourism. Dear clients, the agency fee is charged in accordance with the General Terms and Conditions.  
<https://www.dux-nekretnine.hr/opci-uvjeti-poslovanja> ID CODE: 14569

### Additional contact info

Reference Number: 576969

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