

## NOVOGRADNJA S PREDIVNIM POGLEDOM - PENTHOUSE, ŠIMUNI, Pag, Flat



### Seller Info

Name: Dogma Nekretnine  
 First Name: Dogma  
 Last Name: Nekretnine  
 Company Name: Dogma nekretnine d.o.o.  
 Service Type: Selling and renting  
 Website: <https://dogma-nekretnine.com>  
 Country: Croatia  
 Region: Primorsko-goranska županija  
 City: Rijeka  
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 About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in

Pula, Anticova 5 and in Zagreb,  
Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Title:            | NOVOGRADNJA S PREDIVNIM POGLEDOM - PENTHOUSE, ŠIMUNI |
| Property for:     | Sale                                                 |
| Property area:    | 86 m <sup>2</sup>                                    |
| Floor:            | 2                                                    |
| Number of Floors: | 2                                                    |
| Bedrooms:         | 3                                                    |
| Bathrooms:        | 2                                                    |
| Terrace area:     | 19 m <sup>2</sup>                                    |
| Price:            | 355,000.00 €                                         |
| Updated:          | Apr 15, 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 |
| Location permit:       | yes |
| Ownership certificate: | yes |

### Parking

|                           |   |
|---------------------------|---|
| Number of parking spaces: | 2 |
|---------------------------|---|

### Description

|              |                                                                                                                                                                                                                     |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Description: | MODERN NEW BUILDING WITH A VIEW THAT WILL NOT LEAVE YOU INDIFFERENT! We present to you a modern new construction project of two buildings with a total of 12 residential units in a truly unique, rare and intimate |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

location in the charming Dalmatian town of Šimuni on the island of Pag. This small fishing village on the southern side of Pag, which is located in 3 beautiful natural bays and surrounded by pine forest, represents a real small natural refuge and a green oasis in the middle of the otherwise rocky and rugged island of Pag. The building is located only 300 meters from the sea and the beach, and it offers a view that will not leave you indifferent. Šimuni is normally a peaceful, quiet and, above all, safe place and offers an excellent vacation, stay and life to those who want to escape from the city and summer crowds of all major tourist centers. Here you can feel and hear the real sounds and smells of the Mediterranean.

APARTMENT P5 - BUILDING B - PENTHOUSE - 86.94m2 Penthouse P5 is located on the 2nd floor of building B, which has a total of 6 residential units. Its net area is 86.94m2, while its gross area is 113.09m2. It has a southern orientation. It consists of two bedrooms (11.17m2 and 10.22m2), two equipped bathrooms (6.65m2 and 4.64m2), a hallway (2.98m2) and a luxurious open kitchen, dining room and living room (34.52m2). from which we have a direct exit to a spacious covered terrace (22m2) with a view of the sea and the bays of Šimuna that will enchant you every day. In addition to the above, the apartment also includes a storage room in the basement of the building (8m2) and two parking spaces. The buildings have a modern and attractive design, and are located in a truly unique location. The apartments will be equipped with top-quality equipment, of which we highlight: - underfloor heating in bathrooms - air conditioners in all rooms and living rooms - anti-burglary and fire-resistant doors - glass fences on the terraces - and more... **THE BUYER IS EXEMPT FROM PAYING TAX ON REAL ESTATE TRADE!** The property can be viewed 7/7 by prior arrangement. We repeat once again the main advantages of this property (along with many others!), which are - **LOCATION, LOCATION, LOCATION!** Contact us for more details and to arrange a viewing at the following number: +385 95 544 2160 Filip Lustica +385 98 429 832 Vlatko Carp ID CODE: PAG244

## Additional contact info

Reference Number: 579878  
Agency ref id: PAG244