

## PAG,POVLJANE - Impozantan komadić raja s pogledom na more, Pag, 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  
Mobile: 385 91 480 8808  
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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:	PAG,POVLJANE - Impozantan komadić raja s pogledom na more
Property for:	Sale
House type:	detached
Property area:	189 m <sup>2</sup>
Lot Size:	1490 m <sup>2</sup>
Bedrooms:	8
Bathrooms:	4
Price:	1,450,000.00 €
Updated:	Nov 12, 2024

### Condition

Newbuild:	yes
Built:	2024

### Location

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

### Permits

Ownership certificate:	yes
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### Additional information

Energy efficiency:	A+
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### Parking

Number of parking spaces:	4
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### Description

Description:	PAG, POVLJANE - An impressive piece of paradise with a view of the sea The
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island of Pag is located between the Velebit Channel and Kvarnerić, between the islands of Rab, Olib and Vir, in the immediate vicinity of 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 bay, Paška Bay, is surrounded by 20 km of pebble beaches. The impressive villa has a total living area of 189.63m<sup>2</sup>, while its total usable area is 399.70m<sup>2</sup>. It consists of 4 comfortable bedrooms with their own en suite bathrooms, a spacious open kitchen area, a dining room and a living room with a Piazzetta fireplace, an entertainment room and a large terrace with a wonderful view of the sea. In addition to the above, the villa is also highlighted by its heated pool of up to 40m<sup>2</sup> (so-called infinity pool) as well as an outdoor lounge with a dining terrace and barbecue. A place made for creating unforgettable memories and experiences. When furnishing the villa, top-quality materials and equipment were used, which greatly affect the quality of the stay and the ease of maintenance, of which it is worth highlighting: - Italian kitchen with Bosch appliances - Mitsubishi air conditioners in all rooms - Zucchetti and Galassia sanitary ware - Danfos underfloor heating in all rooms - STO facade insulation - ALU K aluminum carpentry - Mirage 1st class Italian tiles - Ceiling height 300+cm, invisible door height 240cm Dear clients, the agency commission is charged in accordance with the General Terms and Conditions.  
<https://www.dux-nekretnine.hr/opci-uvjeti-poslovanja> ID CODE: 31540

### Additional contact info

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