

## Kuća na Pagu, Mandre, PRILIKA! Dva apartmana, Kolan, House



### 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>  
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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:	Kuća na Pagu, Mandre, PRILIKA! Dva apartmana
Property for:	Sale
House type:	semi-detached
Property area:	120 m <sup>2</sup>
Bedrooms:	6
Bathrooms:	1
Price:	335,000.00 €
Updated:	Jul 08, 2024

### Condition

Last renovation:	2022
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### Location

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



### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	In preparation
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### Description

Description:	<p>The island of Pag is the only Croatian island divided between two counties, so that the northern part of the island is connected to the city of Novalja and belongs to Lika-Senj County, and the southern part of the island together with the city of Pag belongs to Zadar County, with which the island of Pag is connected by the Pag Bridge. In the town of Mandre - Kolan, there is a semi-detached house which, due to its location, is an ideal opportunity for real estate for housing, vacation or investment. The house has two apartments and a very nice and pleasant garden. The larger apartment has 60m<sup>2</sup> of living space + a covered terrace of 30m<sup>2</sup>. It consists of a spacious hallway, three bedrooms (one of which is smaller and can be</p>
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used as a dressing room), a nicely decorated bathroom and an open space, where the kitchen, dining room and living room are provided. Also, here is the exit to the large covered terrace, which is the real pearl of this apartment, your place for rest or a big gathering, all fenced off from prying eyes. New PVC joinery with mosquito nets was installed, air conditioning, the bathroom was renovated, new tiles were installed, the walls were decorated, and the final electrical works (installation of sockets and lighting fixtures, etc.) and additional landscaping of the yard are currently underway. Below this apartment there is a smaller apartment of approx. 45m2, in good condition, with an open space, designed for a separate bedroom, living room, kitchen and bathroom. Excellent location 250 meters from the sea and in the center of Mandra. Nearby are two smaller shops, a larger supermarket, restaurants, a pharmacy and a church. Possibility of investment and year-round profit through rent. The house has several parking spaces, space for a garden and a barbecue. Also, according to construction conditions, it is possible to build an additional floor. Quiet location, close to the sea and the town center, beautiful garden and modern new construction. An opportunity you shouldn't miss! For any additional information, as well as to arrange a viewing appointment, please contact Katarina Vlašić on 095 88 09 208. Agency ID Code: DA371 ID CODE: DA100062975

### Additional contact info

Reference Number: 622734  
Agency ref id: DA100062975