

## OTOK PAG, MANDRE - ekskluzivna dvojna kuća s bazenom., Kolan, 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  
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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, MANDRE - ekskluzivna dvojna kuća s bazenom.
Property for:	Sale
House type:	semi-detached
Property area:	230 m <sup>2</sup>
Lot Size:	340 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	6
Bathrooms:	4
Price:	1.00 €
Updated:	Jul 08, 2024

### Condition

Newbuild:	yes
Built:	2023

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	A+
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### Heating

Central heating:	yes
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### Parking

Number of parking	2
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spaces:

## Description

Description:

PAG ISLAND, MANDRE - exclusive semi-detached house with swimming pool  
We are selling this excellent semi-detached house number 1 in an excellent location 300 meters from the sea. This exclusive house, which is in the final stage of construction, was conceived as a semi-detached house divided into two floors, each of which has its own entrance, yard and garden with a swimming pool. House No. 1 consists of a ground floor and a first floor, where on the ground floor there is an entrance hall, a storage room, a guest toilet, a utility room, one bedroom with its own bathroom, an open space, a large living room with a kitchen and a dining room with access to the garden with a swimming pool. On the first floor of the house, we have three more bedrooms, each with its own bathroom, of which the master bedroom has access to the terrace, with a total living area of 230m<sup>2</sup>. The house is currently in the stage of being completely decorated with furniture and is being sold as such. Each house has two parking spaces in the garden. This wonderful project of modern architecture, in which only the best materials currently on the market were used, give this property uniqueness and luxury. Characteristics and equipment of the house, Rehau three-layer carpentry with built-in mosquito nets, glass with a coating to reflect the sun's rays as additional insulation from the summer heat. First-class ceramics from the renowned Marazzi manufacturers of large formats. Concealed mixers and showers, built-in sinks with designer bathroom furniture. Complete underfloor heating with Daikin heat pumps and all rooms air-conditioned. Smart home system, turning on air conditioning and heating electronically via the application. Video surveillance, 24-hour monitoring of the entire facility. The house is surrounded by a wall 1.50 meters high, which provides comfort and privacy. Heated infinity pool 8 X 3.5 meters with built-in waterfall and complete equipment. Sauna and jacuzzi for four people. The possibility of buying both objects in agreement with the investor. A property worthy of attention both for living and vacationing, and certainly a profitable investment for renting during the season. Dear clients, the agency commission is charged in accordance with the General Business Conditions  
[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 31860

## Additional contact info

Reference Number: 622847

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