

## STAN S BAZENOM NA 30M OD MORA - 150m2 - Mandre, otok Pag, Kolan, Flat



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
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Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
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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:	STAN S BAZENOM NA 30M OD MORA - 150m2 - Mandre, otok Pag
Property for:	Sale
Property area:	150 m <sup>2</sup>
Bedrooms:	4
Bathrooms:	4
Garden area:	100 m <sup>2</sup>
Balcony area:	4 m <sup>2</sup>
Terrace area:	14 m <sup>2</sup>
Price:	450,000.00 €
Updated:	Oct 29, 2024

### Condition

Newbuild:	yes
Built:	2023
Last renovation:	2023

### Location

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



### Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	A+
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### Parking

Number of parking spaces:	2
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## Description

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ATTRACTIVE NEW BUILDING IN MANDRA JUST 30 METERS FROM THE SEA AND THE BEACH! We present to you an urban villa in a new building with an attractive design with 3 residential units, which is only 30 meters from the sea, the beach and the coastal promenade for which Mandre is known. The villa is located in perhaps the most beautiful and well-kept street in the town, which is surrounded by new buildings with a modernist look. In the immediate vicinity there are also markets, restaurants, cafes, children's playgrounds and everything else that is needed for a fulfilling and pleasant vacation and life. APARTMENT S2 - SWIMMING POOL - GARDEN - 150m<sup>2</sup> Apartment S2 is located on the 1st floor of an urban villa consisting of a total of 3 residential units spread over 3 floors. The apartment has a total net area of 150.07m<sup>2</sup> and has a southwest orientation. It consists of 3 bedrooms (13.56m<sup>2</sup>, 12.30m<sup>2</sup> and 12.92m<sup>2</sup>), each of which has its own en suite bathroom (4.95m<sup>2</sup>, 4.35m<sup>2</sup> and 4.15m<sup>2</sup>), hallway (7.97m<sup>2</sup>), 4. bathroom (2.8m<sup>2</sup>), laundry room (2.16m<sup>2</sup>), loggia (4.87m<sup>2</sup>), spacious open kitchen, dining room and living room (40.83m<sup>2</sup>) and a covered terrace with a wonderful view of the sea and the Maun islands, Olib and Silba. The apartment has its own garden of 80m<sup>2</sup> and a private swimming pool within the garden (20m<sup>2</sup>). Also, the apartment includes a storage room and 1 parking space with the possibility of purchasing an additional space. The apartment and the villa are equipped with top-quality equipment, which makes staying in them extremely comfortable throughout the year, not just during the summer season. Of the equipment, it should be noted: - Toshiba air conditioners in all rooms - Central vacuum cleaner - Geberit and Hansgrohe sanitary ware - Dierre fireproof and anti-burglary doors - Floor heating in all rooms except the rooms - Preparing for the chimney - Electric blinds and mosquito nets on all windows and openings - Intercom - 12 cm thermal insulation from stirpor - Travertino stone on the facade of the building - Superior exterior joinery with three-layer glass filled with argon - And more.. In the urban villa of a total of 3 residential units, this unit is the only one left free!! THE BUYER DOES NOT PAY REAL ESTATE SALES TAX The island of Pag is otherwise known for its numerous tangible and intangible cultural heritage, superb gastronomy, beautiful beaches and landscapes that will enchant every visitor and resident, especially those who value and prefer peaceful surroundings and pure nature. Pag is not only cheese, lamb, stone and sea, but Pag is much more than that, and once you get to know it, you will hardly ever fall in love with it. Mandre is located on the southeast side of the island and offers a wonderful view of the surrounding islands of Maun, Olib and Silba. They are a well-known and developed tourist center that stands out for its beautiful promenade along the sea as well as numerous pebble beaches with crystal clear sea. For more information and to arrange a viewing of the property, please contact: +385 95 544 2160 Filip Lustica +385 98 429 832 Vlatko Carp ID CODE: DA100062435

## Additional contact info

Reference Number: 669710

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