

## NOVOGRADNJA S PREDIVNIM POGLEDOM - 2S+DB, 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  
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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 - 2S+DB, ŠIMUNI
Property for:	Sale
Property area:	108 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	3
Bathrooms:	2
Garden area:	70 m <sup>2</sup>
Terrace area:	31 m <sup>2</sup>
Price:	345,000.00 €
Updated:	Oct 29, 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
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### 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
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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 S2 - BUILDING A - 2BR + BA - 108.32m<sup>2</sup> Apartment S2 is located on the ground floor of building A, which has a total of 6 residential units. Its net area is 108.2m<sup>2</sup>, while its gross area is 220.61m<sup>2</sup>. It has a southern orientation. It consists of two bedrooms (11.43m<sup>2</sup> and 11.24m<sup>2</sup>), two equipped bathrooms (6.39m<sup>2</sup> and 3.62m<sup>2</sup>), a hallway (2.98m<sup>2</sup>) and a luxurious open kitchen, dining room and living room (34.52m<sup>2</sup>). from which we have a direct exit to a spacious covered terrace (31.37m<sup>2</sup>) and a garden with a total area of 70m<sup>2</sup>. In addition to the above, the apartment also includes a storage room in the basement of the building (8m<sup>2</sup>) 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: PAG236

## Additional contact info

Reference Number: 669978  
Agency ref id: PAG236