

## PAG, ŠIMUNI - LUKSUZAN TROSOBAN STAN S POGLEDOM NA MORE (S12), 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>  
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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:            | PAG, ŠIMUNI - LUKSUZAN TROSOBAN STAN S POGLEDOM NA MORE (S12) |
| Property for:     | Sale  |
| Property area:    | 91 m <sup>2</sup>   |
| Floor:            | 1   |
| Number of Floors: | 2   |
| Bedrooms:         | 4   |
| Bathrooms:        | 2   |
| Price:            | 320,775.00 €  |
| 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 |

### Additional information

|                    |   |
|--------------------|---|
| Energy efficiency: | A |
|--------------------|---|

### Parking

|                           |   |
|---------------------------|---|
| Number of parking spaces: | 2 |
|---------------------------|---|

### Description

## Description:

**MODERN NEW BUILDING 120 METERS FROM THE SEA - PAG, ŠIMUNI**

We present to you a residential building with an attractive design in a new construction with 6 residential units in a very quiet and pleasant location in a nice Dalmatian town - Šimuni on the island of Pag. The building is located only 120 meters from the sea, and in the immediate vicinity, a few minutes' walk away, we can find numerous beaches for which this place is very famous. The apartment (S2) is located on the ground floor of the building and has a total gross area of - 104.02m<sup>2</sup>, while its net area is - 80.05m<sup>2</sup>. It consists of an entrance area (6.86m<sup>2</sup>), open space living room with kitchen and dining room (25.64m<sup>2</sup>), three comfortable bedrooms (11.86m<sup>2</sup>, 10.42m<sup>2</sup> and 7.07m<sup>2</sup>), two luxuriously equipped bathrooms (5, 84m<sup>2</sup> and 4.25m<sup>2</sup>) and a covered balcony /9.30m<sup>2</sup>) and a covered loggia (1.28m<sup>2</sup>) with a view that will not leave you indifferent. The apartment also has two parking spaces. - **THE BUYER DOES NOT PAY REAL ESTATE SALES TAX!** - From the equipment of the building and apartments, the following should be distinguished: - attractive exterior and interior design - built of bricks with 10 cm of Styrop insulation - high-quality PVC joinery with three-layer glass, shutters and mosquito nets - 1st-class ceramic stone floor, porcelain bathroom tiles - underfloor heating in bathrooms - air conditioners in all rooms and living rooms - preparation for a solid fuel stove (chimney) - two parking spaces per apartment - attractive location ... The expected completion of the works is 04/2024!

Completely ready to move in by the new summer season! There is also a marina in the village, where it is possible to rent a mooring for a boat. This extremely peaceful location allows you to spend your vacation in peace and quiet, and enjoy the Mediterranean, as it really is, even during the busy summer months. However, it can also be an oasis for a year-round stay. Šimuni is a small fishing village adorned with green vegetation and rich pine forest and beautiful pebble beaches with turquoise sea and an ideal place to experience the authentic experience of the island of Pag. For more information about the property and to arrange a viewing, please call: Filip Luštica +385 95 544 2160 Vlatko Saran +385 98 429 832 ID CODE: PAG199

**Additional contact info**

Reference Number: 671656  
Agency ref id: PAG199