



listing



Info Agente

Nombre:	ArKadia
Nombre empresa:	
País:	Reino Unido
Teléfono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Detalles del anuncio

Propiedad para:	Venta
Precio:	EUR 1,450,000

Ubicación

País:	Croacia
Estado/Región/Provincia:	Zadarska Zupanija
Ciudad:	Zadar
Publicado:	10/04/2024

Descripción:

Discover a captivating modular villa for sale on Pag Island, boasting an enchanting sea view. Comprising five interconnected modules, this villa presents a harmonious architectural masterpiece.

This property is a labor of love, promising visitors a unique and ever-changing experience. Embracing the island's rugged landscape and the compelling narrative of Pag, the villa draws inspiration from its scenic mountain and sea views, offering what locals describe as the island's "sea salt" essence.

Experience modern living in a serene natural setting. The villa, blending cosmopolitan flair with down-to-earth design, radiates warmth and comfort. Thoughtfully curated details make this space feel like a true home – a sanctuary that invites relaxation.

Designed with simplicity in mind, the villa exudes understated luxury and impeccable quality. More than just architecture and design, the villas mark the start of an unforgettable Adriatic vacation on Pag Island. Here, guests can immerse themselves in a rich array of experiences, from sun-soaked beaches and local gastronomy to cycling, running, and exploring nearby islands.

Situated in Poveljana, a tranquil tourist town on Pag's southwest coast, the resort boasts a prime location on a hill overlooking the town and its serene bay. The property is a mere 160m from the sea and a sandy beach.

Villa Features:



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- Living Space: A single-story villa with a spacious living room featuring a fireplace.
 - Bedrooms: Four 25m² bedrooms with king-size beds.
 - Entertainment Room: A 40m² living and entertainment space.
 - Outdoor Amenities: A generous terrace with a 40m² heated infinity pool, offering stunning bay and mountain views.
 - Landscaping: The villa is set on a 1490m² plot, complete with covered parking, an electric car charging station, and a garden adorned with Mediterranean flora such as lavender, rosemary, and immortelle.
 - Interior Amenities: Fully-equipped kitchen, bathrooms with walk-in showers, underfloor heating, and air conditioning throughout.
 - Outdoor Living: A lounge and dining terrace with barbecue facilities.
 - Sustainability: The property features a photovoltaic plant, providing additional energy.

Quality and Maintenance:

The villa's interior boasts invisible 240cm doors, aluminum carpentry, facade insulation, and premium Italian tiles and construction materials, ensuring a high standard of living and effortless maintenance.

Indulge your senses and embrace the essence of sea, salt, and relaxation in this exceptional villa.

Note:

This property is owned by limited liability company. The asking price for this newly built property includes 25% VAT. If the buyer is a legal entity registered as a limited liability company (LLC) with the right to deduct input tax, there is a possibility to request a VAT refund in accordance with applicable legal regulations.

Ref: RE-LB-D-99506

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

Común

Dormitorios:	4
Baños:	4
Pies cuadrados terminados:	324 m ²



Tamaño del lote: 1490 m2

Lease terms

Date Available:

Información adicional

URL sitio web:

http://www.arkadia.com/ZLWS-T1849/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID:

re-lb-d-99506

