



## Croatia, Island of Pag &#8211; Modern villa with swimming pool in the quiet villa

EUR 1.030.000,00



### Property details

Type:	House
Bedrooms:	4
Land included:	300 m2
Size:	230 m2
City:	Pag



## Description

### THE MOST IMPORTANT FEATURES OF THE PROPERTY:

- Total area of the villa: 220 m<sup>2</sup>,
- Plot: landscaped courtyard with swimming pool and terrace,
- 4 bedrooms - each with its own bathroom,
- Spacious, open-plan living area with modern kitchen and dining area,
- Large terrace with glass balustrade and views of the countryside,
- Additional toilet, utility room and storage room.

The villa is built with high quality materials - brick, reinforced concrete, flat roof with advanced water and thermal insulation and a facade with natural stone, which emphasises the elegant and modern design.

### INTERIOR DESIGN AND FURNISHINGS:

The villa has been designed with a focus on modern architecture and comfortable living. Interior features include:

- A fireplace in the living room, which creates a cosy atmosphere,
- High-quality ceramics and bathroom fittings,
- Anthracite-coloured three-layer joinery with bronze effect and fireplace elements for insulation and aesthetic appearance,
- Intelligent management system via mobile devices to control lighting, temperature and security,
- Daikin heat pump for efficient heating and cooling (energy class A++).

### OUTDOOR AREA AND ADDITIONAL ELEMENTS:

- Swimming pool with automatic maintenance system,
- Summer kitchen with griddle, sudoper and induction hob,
- Organic pergola (20 m<sup>2</sup>) as sun protection,
- preparation for solar panels and outdoor solar shower,
- Two car parks with charging station for electric vehicles,
- Security system with video surveillance and code entry system.

The property is ready to move into and represents an excellent opportunity for anyone looking for a modern home in one of the most beautiful destinations on the Adriatic.