



Island Pag, Mandre - Modern Luxury Villa Near the Sea

EUR 1.030.000,00



Property details

Bedrooms:	4
Land included:	300
Size:	220
City:	Pag
Built:	2024



Description

The villa is just 380 meters on foot from the crystal-clear sea, offering easy access to the coastline and an exceptional opportunity to live in close proximity to the water. It is designed as a semi-enclosed building with 220 m² of living space, including a spacious yard, swimming pool, and numerous luxury features.

The villa is built using the highest quality materials, including brick, reinforced concrete construction, and flat roofs, ensuring excellent thermal and hydro insulation. The facade, featuring natural stone details, highlights the elegant and modern architecture of the building.

The interior of the villa is a blend of modern design and functionality. It includes four spacious bedrooms, one of which has an en-suite bathroom, an open-plan living area with a kitchen and dining room, an additional WC, a technical room, and storage space. A large terrace with exceptional views of nature is equipped with modern glass railings for unobstructed views. The fireplace in the living room creates a cozy and warm atmosphere.

The bathrooms are equipped with top-of-the-line fixtures designed to emerge directly from the walls. The flooring and bathrooms are finished with high-quality Marazzi ceramic tiles. The three-layer anthracite-colored windows with a bronze effect and insect screens ensure excellent thermal insulation and a modern look, while the facade edges are designed without support columns for maximum visibility toward the sea.

The villa's technical equipment includes a smart home system that can be controlled via mobile devices, tablets, or computers, allowing for easy management of lighting, temperature, and security. A top-tier Daikin heat pump (A+++) ensures efficient heating, cooling, and hot water, while underfloor heating provides additional comfort.

The exterior of the villa offers complete privacy and space for relaxation. The yard is equipped with a swimming pool with ceramic tiles, featuring an automatic maintenance system and heat pump. For outdoor enjoyment, there is also a summer kitchen with a barbecue, induction cooktops, and a sink. The bio pergola (20 m²) provides shade, and the solar outdoor shower adds extra comfort. For full relaxation, a Jacuzzi, ambient lighting, and preparation for solar panels are also available.

The villa includes two parking spaces, preparation for electric vehicle charging, video surveillance, and a coded entry system, ensuring complete safety and privacy.

This luxury villa represents an exceptional opportunity for anyone wishing to live in one of the most beautiful and sought-after destinations on the Adriatic coast.



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