



## Pag, Mandre - Luxury apartments just 10 meters from the sea (unit S1)

EUR 522.827,00

### Property details

Type:	Apartment
Bedrooms:	3
Size:	85,85m <sup>2</sup>
Region:	Dalmacija
City:	Pag, Mandre
Built:	2025



## Description

The building features premium Schüco aluminum joinery with double glazing, Marazzi ceramic tiles throughout, first-class Hansgrohe fittings, electric shutters, and high-quality air-conditioning units in every room. Underfloor heating with WiFi control is installed, and the entrance doors are both burglar-resistant and fireproof. The property is additionally equipped with a video surveillance system. The building is "smart," adapted to modern digital standards. Penthouse units also include preparations for a kitchen and a jacuzzi on the rooftop terrace.

Floor plans are currently being adjusted due to changes made to the layout of the rooftop terraces. Apartment S8 will receive half of the rooftop terrace, whereas the current floor plan assigns the entire terrace to apartment S7.

Corrected rooftop terrace areas:

- Apartment S7: 46 m<sup>2</sup> (coefficient 0.25 → 11.50 m<sup>2</sup>)
- Apartment S8: 37.20 m<sup>2</sup> (coefficient 0.25 → 9.30 m<sup>2</sup>)

Available units and prices:

Ground floor:

- S1: 85.85 m<sup>2</sup> - €522,827
- S2: 68.89 m<sup>2</sup> - €419,540

First floor:

- S3: 41.76 m<sup>2</sup> - €246,400
- S4: 81.67 m<sup>2</sup> - €497,370
- S5: 64.36 m<sup>2</sup> - €393,597
- S6: 48.84 m<sup>2</sup> - €288,156

Penthouse:

- S7: 119.78 m<sup>2</sup> - €729,460 + roof terrace 46 m<sup>2</sup>
- S8: 104.35 m<sup>2</sup> - €635,492 + roof terrace 37.20 m<sup>2</sup>

The penthouse units offer exceptional comfort: S8 includes three terraces (two loggias/terraces off the living room and master



bedroom, plus the rooftop terrace), while S7 has two (a loggia from the living area and the rooftop terrace). Ground-floor units include private gardens and terraces.

Heating is provided via electricity (air-conditioning units), while waste-water management is handled by a built-in biological treatment system for the entire building.