



## Croatia, Pag, Povljana &#8211; Exclusive apartments with sea and mountain views

EUR 233.940,00

### Property details

Type:	Apartment
Bedrooms:	2
Size:	67
Region:	Dalmacija
City:	Povljana
Built:	2024



## Description

What truly sets this property apart is its prime location in an emerging neighborhood, where surrounding buildings are limited to a ground floor and first floor, guaranteeing unobstructed sea views for years to come. The combination of modern architecture, spacious covered terraces, high-end finishes, and cutting-edge equipment makes this an outstanding investment opportunity—ideal for those seeking a dream vacation home or a lucrative rental property

### Available Apartments & Prices:

- **Penthouse S4** - 415,695 €A luxurious penthouse with an amazing sea view. It includes 3 bedrooms, a living room, 2 separate bathrooms, and a laundry room. The apartment offers 92.90 m<sup>2</sup> of interior space, a 32.63 m<sup>2</sup> terrace, and 2 parking spaces. Total area with coefficients: 118.77 m<sup>2</sup>
- **Duplex Apartment S2** - 375,970 €A spacious duplex apartment with a private garden. It consists of 3 bedrooms and a living room. The first floor has a bathroom, while the ground floor features a guest toilet and laundry room. The living room opens to the garden. The apartment has 75.85 m<sup>2</sup> of interior space, a 45.76 m<sup>2</sup> terrace (covered and uncovered), and an approx. 88 m<sup>2</sup> garden, plus 2 parking spaces. Total area with coefficients: 107.42 m<sup>2</sup>
- **First-floor Apartment S3** - 233,940 €This first-floor apartment includes 2 bedrooms, a living room, and a bathroom. It features a spacious terrace. Interior space: 53.32 m<sup>2</sup>, terrace: 16.43 m<sup>2</sup>, 1 parking space. Total area with coefficients: 66.84 m<sup>2</sup>
- **Ground-floor Apartment S1** - 290,150 €A ground-floor apartment with 2 bedrooms, a living room, and a bathroom. It includes a spacious terrace and garden. Interior space: 53.32 m<sup>2</sup>, terrace: 42.68 m<sup>2</sup> (covered and uncovered), approx. 97 m<sup>2</sup> garden, and 1 parking space. Total area with coefficients: 82.90 m<sup>2</sup>

### Equipment & Features

- **Multi-split air conditioning:** Heating and cooling in every room. Outdoor AC units are placed on the roof and not visible from the outside.
- **Underfloor heating** in bathrooms and selected areas.
- **Storage rooms:** Large apartments (S2 & S4) include a storage room. Apartments S1 & S3 have an option to add one.
- **Windows & Doors:** PVC and aluminum frames in "QUARZGRAU/RAL7039." Large apartments feature lift-and-slide aluminum glass walls in the living room, while other sliding doors are made of high-quality PVC from leading German manufacturer SALAMANDER, with a six-chamber profile and triple sealing.
- **Fireproof & burglar-proof** entrance doors made of aluminum.
- **Electric roller shutters** in QUARZGRAU/RAL7039 color, with mosquito screens on every window.



- High-quality ceramic tiles throughout the apartments and staircases.
- Outdoor security cameras at entrances and parking areas.
- Pre-installation for an alarm system in ground-floor apartments (activation for an additional 1,000 EUR).
- Dedicated parking space included for each apartment. Large apartments (S2 & S4) come with two parking spaces.
- Apartment S2 has an option for a small swimming pool (3x5m).

The apartments feature large, covered terraces, offering spacious outdoor areas rather than the typical small and cramped balconies. The design prioritizes natural light, achieved through large windows and open spaces.