



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

EUR 375.970,00

### Property details

Type:	Apartment
Bedrooms:	3
Size:	107
Region:	Dalmacija
City:	Povljana
Built:	2024



## Description

What truly distinguishes this property is its excellent location in an emerging neighborhood, where surrounding buildings are limited to the ground floor and first floor, guaranteeing an unobstructed sea view for years to come. Due to the combination of modern architecture, spacious covered terraces, high-end finishes, and state-of-the-art equipment, this is an exceptional investment opportunity - ideal for those seeking a dream holiday home or a profitable rental property.

### Available apartments and prices:

- **Luxurious penthouse with incredible sea view - €415,695**  
Includes 3 bedrooms, living room, 2 separate bathrooms, and laundry room. The apartment offers 92.90 m<sup>2</sup> of interior space, 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**  
Spacious apartment with a private garden. It consists of 3 bedrooms and a living room. The first floor has a bathroom, while the ground floor includes a guest toilet and laundry room. The living room opens onto the garden. The apartment has 75.85 m<sup>2</sup> of interior space, 45.76 m<sup>2</sup> of terrace (covered and uncovered), approximately 88 m<sup>2</sup> of garden, and 2 parking spaces. Total area with coefficients: 107.42 m<sup>2</sup>
- **Apartment S3 on the first floor - €233,940 -**  
This first-floor apartment has 2 bedrooms, a living room, and a bathroom. It features a spacious terrace. Interior area: 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**  
Apartment with 2 bedrooms, living room, and bathroom. Includes a spacious terrace and garden. Interior area: 53.32 m<sup>2</sup>, terrace (covered and uncovered), approximately 97 m<sup>2</sup> of garden, and 1 parking space. Total area with coefficients: 82.90 m<sup>2</sup>

### Equipment and features

- **Multi-split air conditioning:** Each room has heating and cooling. External air conditioning units are installed on the roof and are not visible from outside.
- **Underfloor heating** in bathrooms and selected rooms.
- **Storage rooms:** Large apartments (S2 and S4) also include a storage room. It can be added to apartments S1 and S3.
- **Windows and doors:** PVC and aluminum frames in "QUARZGRAU/RAL7039" color. Large apartments feature lift-slide aluminum glass walls in the living room, while other sliding doors are made of high-quality PVC from the leading German manufacturer SALAMANDER, with six-chamber profiles and triple sealing.



- Fireproof and burglar-resistant aluminum entrance doors.
- Electric shutters in QUARZGRAU/RAL7039 color, with mosquito nets on every window.
- High-quality ceramic tiles throughout the apartments and staircases.
- External security cameras at entrances and parking areas.
- Pre-installation for alarm system in ground floor apartments (activation for an additional €1,000).
- Parking space for each apartment. Larger apartments (S2 and S4) are equipped with two parking spaces.
- Apartment S2 has the option for a small pool (3x5 m).

The apartments have large covered terraces that offer spacious outdoor areas instead of typical small and cramped balconies. The design prioritizes natural light, achieved through large windows and open spaces.