

# Villa

## Pag, Dalmatia



<b>Ref</b>	RE-LB10042
<b>Type</b>	Villa
<b>Region</b>	Dalmatia > Zadar
<b>Location</b>	Pag
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	1 m
<b>Floorspace</b>	500 sqm
<b>Plot size</b>	567 sqm
<b>No. of bedrooms</b>	8
<b>No. of bathrooms</b>	8
<b>Price</b>	€ 2 100 000

# Villa

## Pag, Dalmatia



A solid villa of the FIRST LINE of the sea on Pag peninsula, which combines being on the mainland and perfect privacy of the island!

Magnificent sea view! Private location!

Private coastline! Pool by the sea!

The area of the villa is 500 m<sup>2</sup>, the plot of the villa is 567 m<sup>2</sup>.

The villa consists of several residential volumes and offers: 8 bedrooms, 8 bathrooms, three living rooms, five kitchens, terraces.

The building is equipped with air conditioning, floor heating, solar panels.

Distinctive features:

- covered parking for 4 cars
- large game hall 70 m<sup>2</sup> with tables for table football, stand for darts
- summer kitchen and bar
- BBQ area
- pool of 49 m<sup>2</sup> and shower in the pool

Villa can also be used as a private villa and as a tourist object for renting.

The Pag peninsula is well located between Zadar and Zagreb. Zadar Airport is about 80 km away.

Update of the data on the villa from 05/14/2018

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

# Villa

## Pag, Dalmatia



Price per m<sup>2</sup>:  
4200 €

Average price/m<sup>2</sup> of this type  
in this region:  
7440 €

Median price/m<sup>2</sup> of this type  
in this region:  
6928 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
8782 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
6958 €

# Villa

## Pag, Dalmatia



# Villa

## Pag, Dalmatia



# Villa

## Pag, Dalmatia



# Villa

## Pag, Dalmatia



# Villa

## Pag, Dalmatia





# Villa

## Pag, Dalmatia



# Villa

## Pag, Dalmatia



# Villa

## Pag, Dalmatia



# Villa

## Pag, Dalmatia

