

# Apartment

## Mandre, Karlobag



<b>Ref</b>	RE-U-38362
<b>Type</b>	Apartment
<b>Region</b>	Karlobag
<b>Location</b>	Mandre
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	100 m
<b>Floorspace</b>	85 sqm
<b>No. of bedrooms</b>	2

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**No. of bathrooms**

2

**Price**

€ 399 000

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A fantastic penthouse two-bedroom apartment is for sale on the second floor of a high-quality residential building with eight units in Mandre, Pag, just 100 meters from the sea.

Apartment S8 has a living area of 85.43 m<sup>2</sup> and includes an entrance hall, two bathrooms, a spacious living room with a kitchen and dining area that opens onto a loggia, and two bedrooms with access to a 70 m<sup>2</sup> rooftop terrace offering a panoramic sea view. The apartment also comes with a storage room and a designated parking space.

The residential building is fully completed and ready for occupancy. All apartments are sold in the turnkey phase, allowing buyers to furnish them according to their own preferences. Located in an excellent position, just a short distance from the sea and beautiful beaches, this property offers a perfect opportunity for comfortable coastal living.

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.

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Price per m<sup>2</sup>:  
4694 €

Average price/m<sup>2</sup> of this type  
in this region:  
3828 €

Median price/m<sup>2</sup> of this type  
in this region:  
3756 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4459 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4124 €

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T - POTKROVLJE

