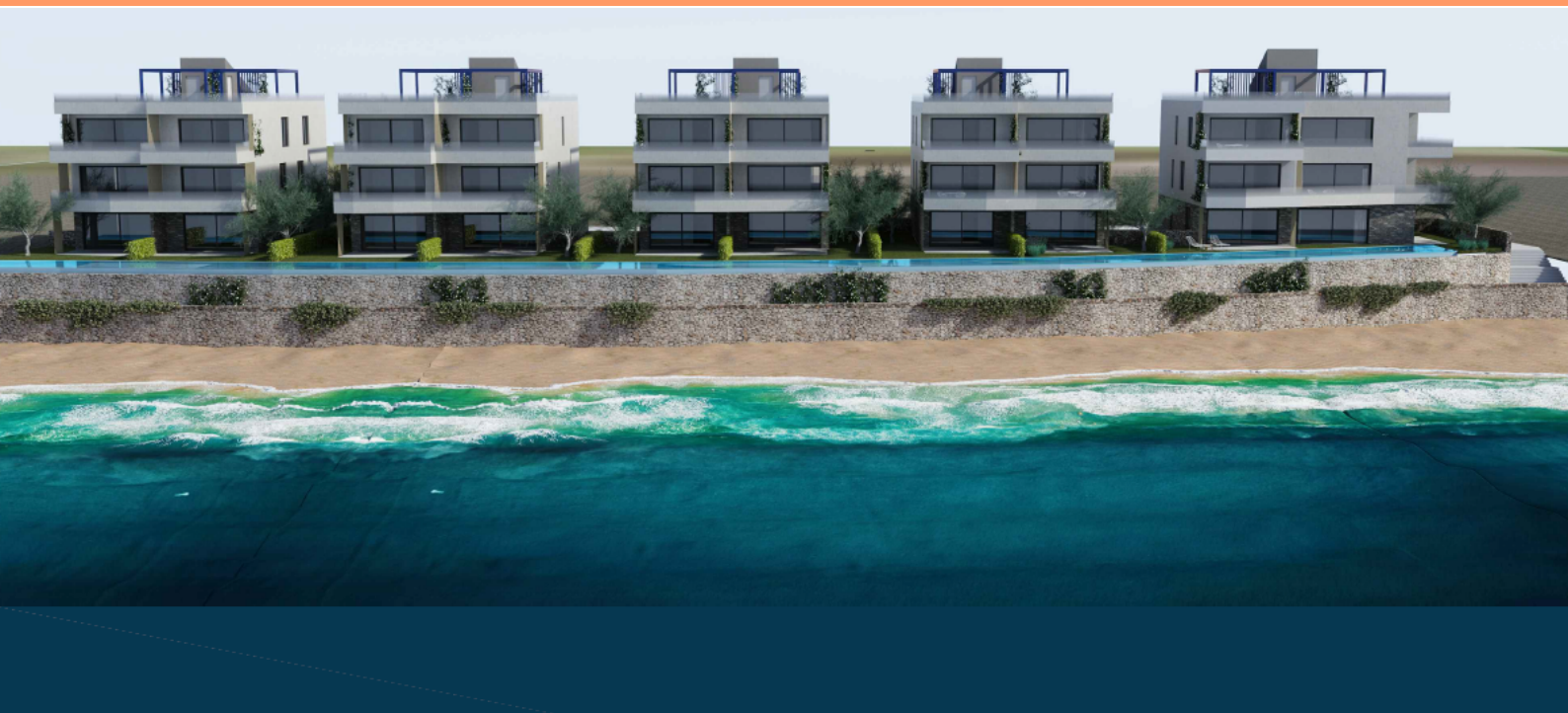


New development

Pag, Dalmatia



Ref	RE-LB-IRO2591
Type	New development
Region	Dalmatia › Zadar
Location	Pag
Front line	Yes
Sea view	Yes
Distance to sea	5 m
Floorspace	64 sqm
No. of bedrooms	2
No. of bathrooms	2
Price	€ 377 600

New development

Pag, Dalmatia



1st line to the beach!
New high class residence - top offer!

Introducing an exclusive real estate project featuring six modern urban buildings in the first row to the sea in Povljana, on the southern coast of Pag Island (actually- peninsula, connected to the mainland by the bridge). This luxury beachfront complex is situated directly beside a beautiful sandy beach, offering residents the ultimate Mediterranean lifestyle with comfort, elegance, and panoramic sea views.

Each seafront building contains six stylish apartments. Ground floor units include private gardens with the option to add a swimming pool, while top-floor apartments boast private rooftop terraces ideal for enjoying sunsets over the Adriatic.

The first two buildings, each with six apartments, are currently under construction and scheduled for completion in May 2026.

Apartment S3, located on the first floor, offers 64 m² of living space with an open-plan living room, kitchen, and dining area, two bedrooms, two bathrooms, and a terrace accessible from the living area. All apartments are northwest-oriented, ensuring spectacular sea views and unforgettable sunsets.

Residents benefit from secure basement parking and storage rooms. Purchasing a garage or outdoor parking space is mandatory with each apartment, and a storage room is available as an additional option.

Every apartment is finished with premium materials and advanced technology, including Italian tiles with underfloor heating, three-layer oak parquet, high-end Schuco aluminum joinery, Kolno interior doors, Samsung inverter air conditioning, and electric underfloor heating.

This development is the perfect blend of luxury, functionality, and a prime seaside location, making it an ideal investment for those seeking a modern apartment on the Croatian coast.

Available apartments for sale:

BUILDING 1

S3, 1st floor: 70 m², two bedrooms, terrace. €413,000

S4, 1st floor: 76 m², two bedrooms, two terraces. €448,400

S5, 2nd floor: 83 m², two bedrooms, terrace, rooftop terrace. €489,700

S6, 2nd floor: 92 m², two bedrooms, terrace, rooftop terrace. €542,800

BUILDING 2

S1, ground floor: 66 m², two bedrooms, terrace, yard. €389,400

S2, ground floor: 77 m², two bedrooms, terrace, rooftop terrace. €454,300

S3, 1st floor: 64 m², two bedrooms, terrace. €377,600

S4, 1st floor: 74 m², two bedrooms, terrace. €436,600

S5, 2nd floor: 77 m², two bedrooms, terrace, rooftop terrace. €454,300

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S6, 2nd floor: 89 m², two bedrooms, terrace, rooftop terrace. €525,100

Secure your luxury apartment in Povljana and experience the best of coastal living on Pag Island.

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 m²:
5900 €

Average price/m² of this type
in this region:
3742 €

Median price/m² of this type
in this region:
4020 €

Average price/m² of this type
in Croatia:
5037 €

Median price/m² of this type
in Croatia:
5090 €

New development

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