

Apartment

Pag, Dalmatia



Ref	RE-LB-IRO2592
Type	Apartment
Region	Dalmatia › Zadar
Location	Pag
Front line	Yes
Sea view	Yes
Distance to sea	10 m
Floorspace	89 sqm
No. of bedrooms	2
No. of bathrooms	2
Price	€ 525 100

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Discover a unique beachfront complex offering luxury penthouses with breathtaking sea views, located in the very first row to the sea and beach in the charming settlement of Povljana, on the southern part of Pag Island—now a peninsula connected to the mainland by bridge.

This exclusive development features six contemporary urban buildings set directly beside a beautiful sandy beach, designed to deliver the ultimate in comfort, elegance, and an authentic Mediterranean lifestyle. Each building contains six modern apartments. Ground floor units enjoy private gardens with the option to add a swimming pool, while second-floor apartments, including the penthouses, boast expansive private rooftop terraces.

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

Apartment 6, located on the second floor, offers 89 m² of living space with an entrance hallway, an open-plan kitchen, dining and living area with direct access to a sea-view terrace, two bedrooms, and two bathrooms. The highlight is the private rooftop terrace with a covered pergola of 73.05 m², providing stunning panoramic views of the Adriatic.

Secure basement parking and storage rooms are available, with the purchase of a garage or outdoor parking space required for each apartment. Additional storage rooms can also be purchased.

All apartments are finished with premium materials and advanced technology, including Italian ceramic tiles with underfloor heating, three-layer oak parquet, top-quality 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 outstanding 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 penthouse or apartment in Povljana and enjoy 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.

Property advantages:

- Roof terrace
- Garage
- Swimming pool
- Storage
- Floor heating
- Urbanized
- Modern

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Price per m²:
5.900 €

Average price/m² of this type
in this region:
5.631 €

Median price/m² of this type
in this region:
5.526 €

Average price/m² of this type
in Croatia:
6.090 €

Median price/m² of this type
in Croatia:
5.593 €

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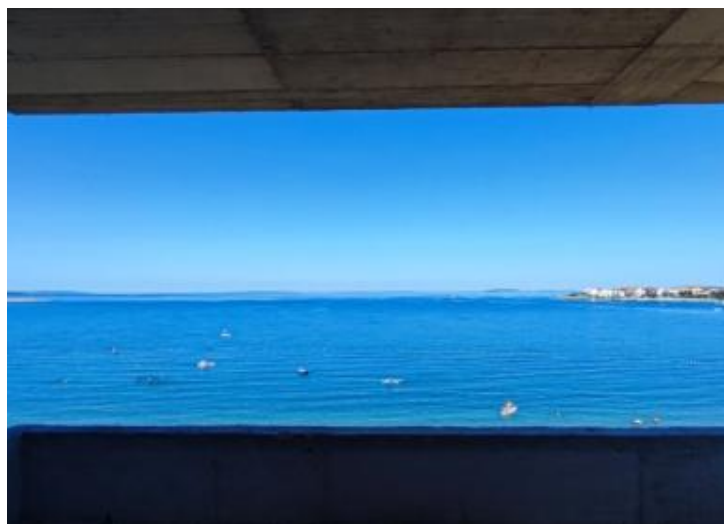
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