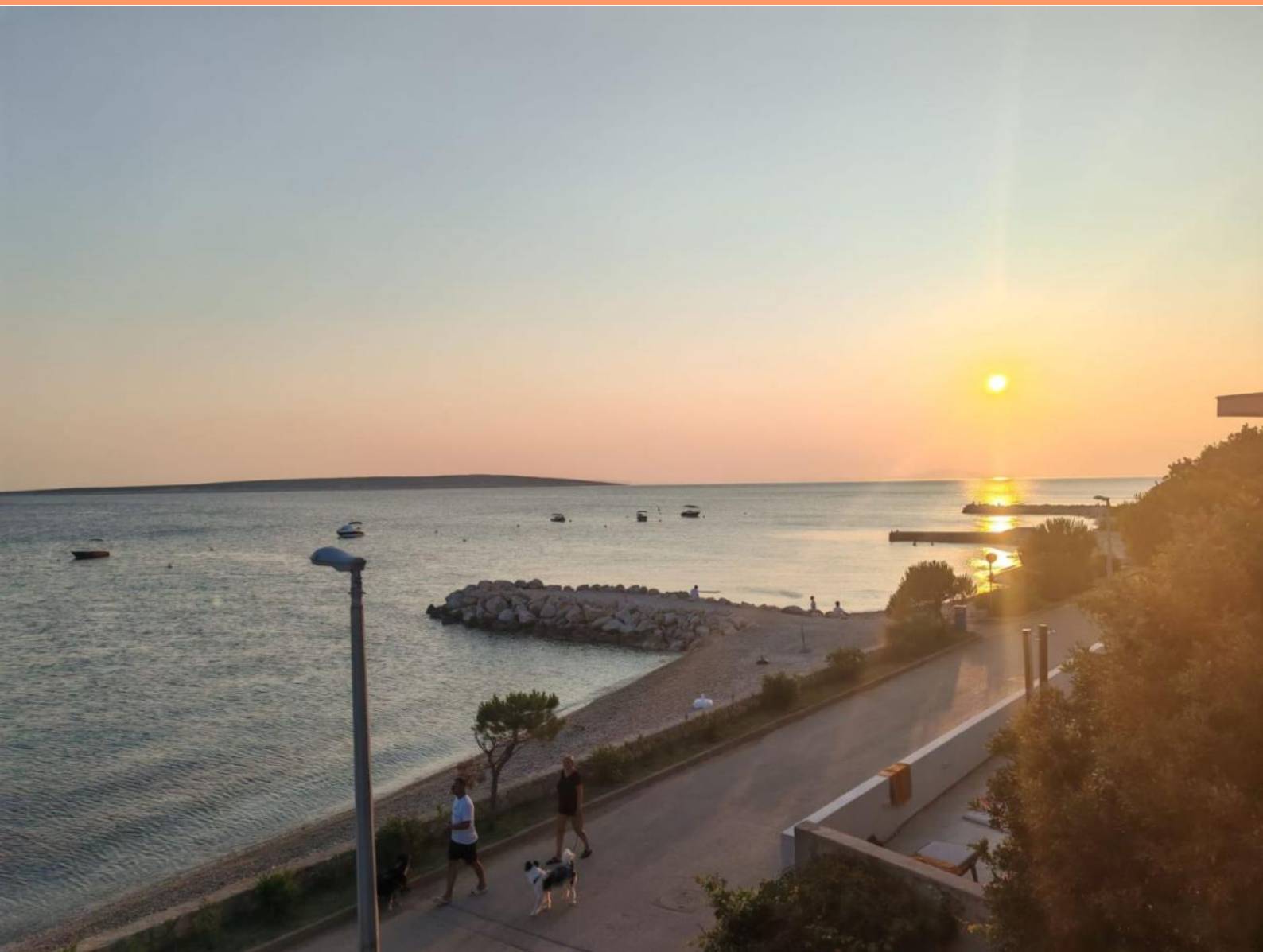


New development

Mandre, Karlobag



Ref	RE-U-40353
Type	New development
Region	Karlobag
Location	Mandre
Front line	Yes
Sea view	Yes
Distance to sea	10 m
Floorspace	93 sqm
No. of bedrooms	2

New development

Mandre, Karlobag



No. of bathrooms

2

Price

€ 528 000

New development

Mandre, Karlobag



New complex of luxury apartments on the 1st line to the sea in Mandre, on Pag island (peninsula)!

This is a modern new residential development featuring a total of six apartments. We highlight this elegant first-floor apartment that offers the perfect blend of luxury, functionality, and proximity to the sea.

With a total net living area of 93 m², the apartment is designed to provide everything needed for comfortable year-round living. It includes two spacious bedrooms and three bathrooms, with one of the bedrooms featuring an en-suite. The open-plan living room extends to a covered terrace with a stunning, unobstructed view of the sea—perfect for enjoying the Mediterranean lifestyle.

The apartment also includes a large storage room in the basement, ideal for seasonal items or extra belongings. Each apartment comes with two private parking spaces.

The building is equipped with an elevator, increasing accessibility and overall convenience.

Underfloor heating is installed throughout the apartment (excluding the bedrooms), ensuring comfort even during colder months. The entire building is constructed to the highest standards of quality and comfort. The expected completion and move-in date is by summer 2026. A key benefit for buyers: the seller is a legal entity, meaning the buyer is exempt from paying real estate transfer tax.

Mandre is a charming and peaceful coastal village on the southern side of Pag Island, known for its crystal-clear waters, well-maintained beaches, and relaxed atmosphere—ideal for families. Beyond its natural beauty, the island of Pag offers a rich culinary scene, authentic local products, an extensive network of cycling and hiking trails, and excellent infrastructure. These qualities make it a sought-after destination for both living and vacationing.

There are more apartments in the same residence still for sale:

40349 - S1- ground floor - duplex - 155 sq.m. - 5 bedrooms/4 bathrooms - 650 000 eur

40350 - S2 - ground floor- duplex - 155 sq.m. - 5 bedrooms/4 bathrooons - 650 000 eur

40351 - S3 - 1st floor - 93 sq.m. - 2 bedrooms/2 bathrooms - 490 000 eur

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:

Storage

New development

Mandre, Karlobag



Lift
Urbanized
Modern

New development

Mandre, Karlobag



Price per m²:
5.677 €

Average price/m² of this type
in this region:
5.779 €

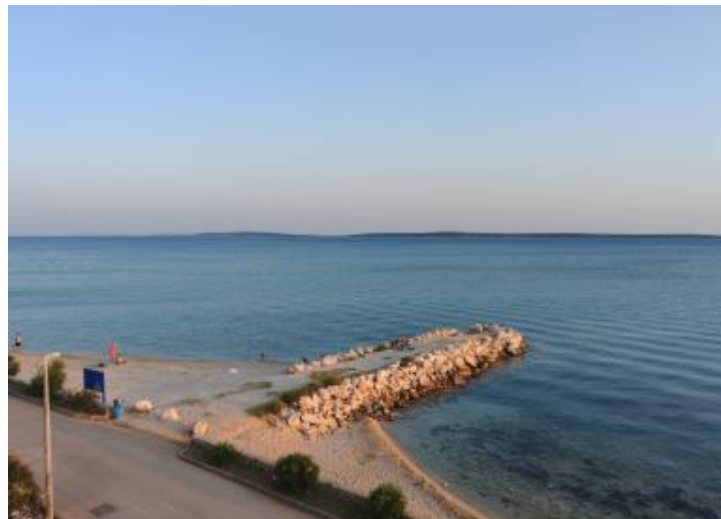
Median price/m² of this type
in this region:
5.779 €

Average price/m² of this type
in Croatia:
4.860 €

Median price/m² of this type
in Croatia:
5.366 €

New development

Mandre, Karlobag



New development

Mandre, Karlobag

