

Apartment

Povljana, Karlobag



Ref	RE-U-40401
Type	Apartment
Region	Karlobag
Location	Povljana
Front line	Yes
Sea view	Yes
Distance to sea	10 m
Floorspace	47 sqm
No. of bedrooms	1
No. of bathrooms	1
Price	€ 230 000

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We have for sale a one-bedroom apartment in a new building, located in the first row to the sea, in one of the most sought-after microlocations in Povljana on Pag peninsula, connected to the mainland by the bridge.

Apartment S8 is located on the first floor of a new modern building and covers 46.64 m² of living space. The flat consists of a spacious living room with kitchen and dining room, one bedroom, bathroom and a covered loggia - perfect for enjoying your first morning coffee or an evening rest with the sound of the waves. What makes this apartment special is the combination of modern comfort and functionality. An underfloor heating and air conditioning system connected to a heat pump is installed, which means that you have heating, cooling and hot water throughout the year on one energy-saving system. The interior is carefully designed, with custom-made equipment and furniture, and every detail is designed with an emphasis on quality and durability. A parking space in front of the building is included in the price.

Only 10 meters from the beach, the apartment is an ideal opportunity for all those looking for peace, quality and proximity to the sea - whether for personal vacation, permanent residence or as a safe investment for tourist rental.

The apartment is in the VAT system, the buyer does not pay tax on the acquisition of real estate.

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:

Floor heating

Modern

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Price per m²:
4.894 €

Average price/m² of this type
in this region:
4.936 €

Median price/m² of this type
in this region:
4.894 €

Average price/m² of this type
in Croatia:
6.227 €

Median price/m² of this type
in Croatia:
5.680 €

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