

# New development

## Novalja, Dalmatia



<b>Ref</b>	RE-LB-IRO2726
<b>Type</b>	New development
<b>Region</b>	Dalmatia > Zadar
<b>Location</b>	Novalja
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	400 m
<b>Floorspace</b>	54 sqm
<b>No. of bedrooms</b>	1
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 165 000

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For sale is an elegant apartment located in the quiet and charming coastal town of Povljana, on the southern side of the island of Pag, just 300 meters from Dubrovnik Beach. This attractive location offers a perfect blend of peace, comfort, and proximity to the sea, making it ideal for both living and investment.

Apartment S6 (sample in offer) is situated on the first floor of a modern residential building with a total of fifteen apartments. With a total living area of 54 square meters, it includes a bedroom, bathroom, an open-concept living room with a kitchen and dining area, and a covered terrace that provides a pleasant outdoor space for relaxation and enjoyment.

The price of the apartment includes one parking space located in front of the building.

This property represents an excellent investment opportunity, combining quality construction, a desirable location, and strong potential for high returns through tourist rentals.

Other available apartments for sale in the same complex:

First floor:

- S6: 53.92 m<sup>2</sup>, 1 bedroom, terrace, parking space. Price: €165,000.
- S7: 83.50 m<sup>2</sup>, 2 bedrooms, terrace, parking space. Price: €230,000.
- S8: 60.93 m<sup>2</sup>, 1 bedroom, terrace, parking space. Price: €175,000.
- S9: 61.08 m<sup>2</sup>, 1 bedroom, terrace, parking space. Price: €175,000.
- S10: 74.15 m<sup>2</sup>, 2 bedrooms, terrace, parking space. Price: €220,000.

Second floor:

- S11: 53.92 m<sup>2</sup>, 1 bedroom, terrace, parking space. Price: €165,000.
- S13: 60.93 m<sup>2</sup>, 1 bedroom, terrace, parking space. Price: €175,000.
- S14: 61.08 m<sup>2</sup>, 1 bedroom, terrace, parking space. Price: €175,000.
- S15: 74.15 m<sup>2</sup>, 2 bedrooms, terrace, parking space. Price: €220,000.

Combining a peaceful Mediterranean setting, modern architecture, and excellent accessibility, this apartment offers a great opportunity for comfortable seaside living or a profitable real estate investment on the island of Pag.

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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### Property advantages:

Urbanized  
Modern

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Price per m<sup>2</sup>:  
3.056 €

Average price/m<sup>2</sup> of this type  
in this region:  
4.156 €

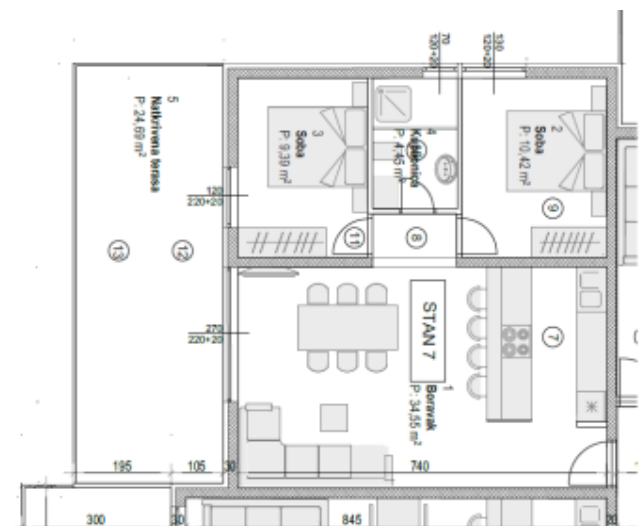
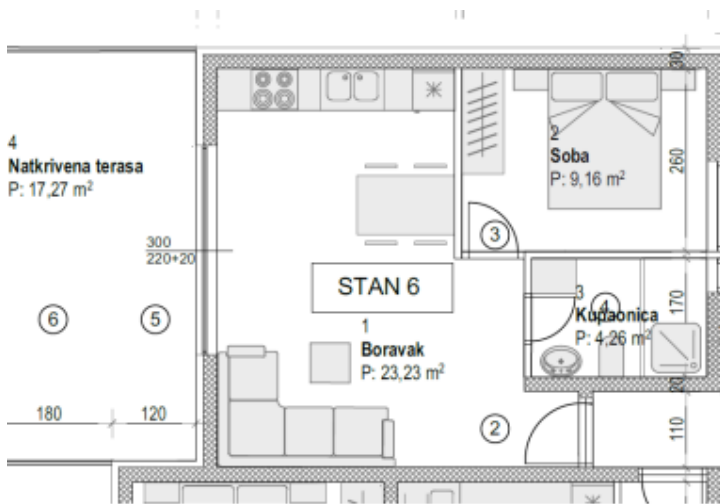
Median price/m<sup>2</sup> of this type  
in this region:  
4.029 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.587 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4.261 €

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