

# Apartment

## Povljana, Dalmatia



<b>Ref</b>	RE-LB-IRO2728
<b>Type</b>	Apartment
<b>Region</b>	Dalmatia > Zadar
<b>Location</b>	Povljana
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	400 m
<b>Floorspace</b>	61 sqm
<b>No. of bedrooms</b>	1
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 175 000

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For sale is an elegant apartment located in the peaceful and picturesque town of Povljana, on the southern side of the island of Pag, just 300 meters from the beach.

This attractive coastal location offers a perfect combination of tranquility, comfort, and proximity to the sea, making it ideal for both living and investment.

Apartment S13 (sample in offer) is situated on the second floor of a modern residential building with a total of fifteen units. With a total living area of 60.93 square meters, it features a bedroom, bathroom, an open-plan living room with a kitchen and dining area, and a covered terrace that offers a comfortable outdoor space for relaxation and enjoyment.

The apartment comes with one private parking space located in front of the building, included in the price.

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

More 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.

With its peaceful Mediterranean surroundings, modern architectural design, and close proximity to the sea, this apartment offers an ideal choice for comfortable seaside living or a secure 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>:  
2.869 €

Average price/m<sup>2</sup> of this type  
in this region:  
4.851 €

Median price/m<sup>2</sup> of this type  
in this region:  
4.675 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.594 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4.219 €



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